

ORDINANCE NO. 2-2003

**ORDINANCE AMENDING ORDINANCE 4-2000 AND REVISING MADISON COUNTY
SUBDIVISION REGULATIONS DATED NOVEMBER 2000**

WHEREAS, 76-3-501(1), MCA requires every county, city, and town to adopt and provide for the enforcement and administration of subdivision regulations reasonably providing for the orderly development of their jurisdictional areas; and

WHEREAS, in accordance with state law, Madison County first adopted subdivision regulations prior to July 1, 1974; and

WHEREAS, the Madison County Subdivision Regulations require periodic updating to reflect changes in state law and to address changing local conditions and planning and development issues; and

WHEREAS, the Madison County Planning Board proposed a set of subdivision regulation changes dated October 2002 and held an October 28, 2002 public hearing that was continued on November 25, 2002 and on January 27, 2003; and

WHEREAS, the Madison County Planning Board revised its proposal and has recommended to the Board of Madison County Commissioners, that the revised proposal dated January 30, 2003 be adopted; and

WHEREAS, the Board of Madison County Commissioners has reviewed the Planning Board's January 30, 2003 proposal and made further revisions; and

WHEREAS, the Board of Madison County Commissioners will hold the second reading of this Ordinance and conduct a public hearing on April 14, 2003;

NOW, THEREFORE BE IT ORDAINED as follows:

The subdivision regulation revisions attached to this document are a part of this Ordinance and are hereby incorporated into the Madison County Subdivision Regulations dated November 2000. All other portions of the Madison County Subdivision Regulations dated November 2000 remain unchanged.

PASSED AT FIRST READING by the Board of Madison County Commissioners this
24th day of March, 2003.

ATTEST:

Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

APPROVED:

David Schulz, Chairman

C. Ted Coffman

Frank G. Nelson
Board of Commissioners, Madison County

This Ordinance shall take effect as of May 15, 2003.

PASSED AT SECOND READING by the Board of Madison County Commissioners this
14th day of April, 2003.

ATTEST:

Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

APPROVED:

David Schulz, Chairman

(Not Available for signature)
C. Ted Coffman

Frank G. Nelson
Board of Commissioners, Madison County

ORDINANCE AMENDING ORDINANCE 4-2000 AND REVISING MADISON
COUNTY SUBDIVISION REGULATIONS DATED NOVEMBER 2000

WHEREAS, 76-3-501(1), MCA requires every county, city, and town to adopt and provide for the enforcement and administration of subdivision regulations reasonably providing for the orderly development of their jurisdictional areas; and

WHEREAS, in accordance with state law, Madison County first adopted subdivision regulations prior to July 1, 1974; and

WHEREAS, the Madison County Subdivision Regulations require periodic updating to reflect changes in state law and to address changing local conditions and planning and development issues; and

WHEREAS, pursuant to 76-3-201 and 76-3-207, MCA, the 2003 Montana Legislature authorized local governments to levy reasonable subdivision exemption review fees, not to exceed \$200 per request; and

WHEREAS, the Madison County Evasion Review Board has proposed the institution of a \$75 fee for the review of each subdivision exemption request (family conveyance, boundary adjustment, agricultural exemption, mortgage exemption); and

WHEREAS, the Madison County Planning Board held an August 25, 2003 public hearing and subsequently recommended that the attached fee proposal dated 8/03 be adopted; and

WHEREAS, the Board of Madison County Commissioners has reviewed the Evasion Review Board's 8/03 proposal.

NOW, THEREFORE BE IT ORDAINED as follows:

The subdivision regulation revision attached to this document is a part of this Ordinance and is hereby incorporated into the Madison County Subdivision Regulations dated November 2000. All other portions of the Madison County Subdivision Regulations dated November 2000, plus the amendments contained in Ordinance 2-2003, remain unchanged.

PASSED AT FIRST READING by the Board of Madison County Commissioners this 2nd day of September, 2003.

ATTEST:

Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

APPROVED:

David Schulz, Chairman

C. Ted Coffman

Frank G. Nelson
Board of Commissioners, Madison County

PASSED AT SECOND READING by the Board of Madison County
Commissioners this 29th day of September, 2003.

ATTEST:

Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

APPROVED:

David Schulz, Chairman

C. Ted Coffman

Frank G. Nelson
Board of Commissioners, Madison County

This Ordinance shall take effect as of October 29, 2003.

MADISON COUNTY SUBDIVISION REGULATIONS

REVISIONS

April 2003

For More Information, Contact:

***Madison County Planning Office
P.O. Box 278
Virginia City, MT 59755
(406) 843-5250***

1. Subdivision Road Standards

Amend p. 46, Item 10a. to read:

Subdivision roads shall meet one of two standards, either: (1) Those summarized in Table IV-1 and described below; or (2) those guidelines outlined in the current edition of the American Association of State Highway and Transportation Officials (AASHTO) published Policy on Geometric Design of Highways and Streets. Whenever AASHTO guidelines are used, a registered professional engineer shall provide written verification to Madison County that subdivision roads have been designed in accordance with AASHTO guidelines.

2. Geological Review Requirements

On page 10, add 4k. to read:

See also Section IV-A.21.

On page 62, insert new subsection 21. Current subsections 21 and 22 will become 22 and 23, respectively.

21. Geological Review

For sound regional and local land use planning and development, the complex geologic framework of Madison County requires that County officials, developers, and the general public must have appropriate geoscience information. The most critical information, in general, is that which identifies areas of real or potential hazards, related to the geology, that could endanger the public or become matters of environmental or public health concern.

To provide this information, and before approval of an overall development plan, the local governing body shall require a geological assessment of a property planned for subdivision, to identify areas, if any, that are not suitable for development. Such assessment shall be performed by a Licensed Professional Geologist, a Professional Geologist Certified by the American Institute of Professional Geologists, or by a Professional Engineer, licensed by the State of Montana, with a demonstrated proficiency in geological engineering and engineering geology. A written report, signed and with an appropriate professional seal, shall be furnished to Madison County with the overall development plan. The report shall cover the entire property included in the overall development plan. The report shall describe geological conditions, with maps that clearly show areas of geology-related hazards, and shall discuss the risks associated with geology-related hazards in terms easily understood by non-geologists. If the report identifies geology-related concerns, the local

governing body may require that site-specific geological and geotechnical investigations are needed before actual construction.

The report shall be made available to lot or unit purchasers, so that they clearly understand the potential risks involved, and the possible need for geotechnical advice before and during construction. A statement that the report is available shall appear on the face of any final plat covered by the overall development plan.

Approved overall development plans shall demonstrate that future developments will be concentrated in areas of low to moderate risk.

The steps outlined above may also be required of a proposed subdivision which is not covered by an overall development plan. The following procedures will be used to determine the need for a geological assessment:

- a. As a part of the pre-application process, the County planner will review the Madison County Soil Survey and USGS/MT Bureau of Mines and Geology maps for physical characteristics that suggest limitations for construction. Planner will use this information to determine whether or not a geological assessment is required as a part of the subdivision application. Planner may also use information gathered during an on-site inspection.
- b. Where a geological assessment is not submitted with the subdivision application, the Planning Board may recommend, and the local governing body may require it as a condition of preliminary plat or summary plat approval. This determination will be guided by information collected during the process of subdivision application review.

Add Definitions in Appendix A, as follows:

CERTIFIED PROFESSIONAL GEOLOGIST: A geologist whose educational background, professional practice and experience, and ethical standards have been evaluated by a peer group, and are Certified as meeting the requirements of the American Institute of Professional Geologists.

LICENSED PROFESSIONAL GEOLOGIST: A Professional Geologist registered by a state licensing board. Montana does not require that geologists be licensed, but many states do require licensing and require that an applicant for licensing pass an appropriate written examination and show evidence of substantial professional education and experience.

LICENSED (OR REGISTERED) PROFESSIONAL ENGINEER: A Professional Engineer registered by the Montana State licensing board for engineers. An

applicant for licensing must pass an appropriate written examination and show evidence of substantial professional education and experience. In problems involving geologic hazards, the engineer must have broad experience and education in geological engineering and engineering geology.

ENGINEERING GEOLOGY: A speciality of geology in which a knowledge of geology is necessary and relevant in the operation, design, construction, and maintenance of engineering projects.

GEOLOGICAL ENGINEERING: A specialty of engineering in which Earth materials are the primary materials involved in the planning, design, construction, and maintenance of an engineering project.

GEOTECHNICS: The application of scientific methods and engineering principles to the acquisition, interpretation, and use of knowledge of materials of the Earth's crust for the solution of engineering problems.

3. Evasion Review Board

Correct the first sentence of the definition (Appendix A), to read:

A board which acts under the Montana Subdivision and Platting Act to approve, conditionally approve, or deny subdivision exemption requests.

4. Lack of Planning Board Quorum

Add a third sentence to Section I-G.1., page 4, to read:

In the event a lack of a quorum prevents the planning board from taking action on a subdivision or subdivision-related proposal, the local governing body may review and act on the proposal.

5. Subdivisions Located in More than One County

Add a third policy under Section I-F. in the middle of page 4, to read:

3. In accordance with 7-11-102, MCA, Madison County may enter into an interlocal agreement with each of its neighboring counties, to provide a coordinated process of application review in cases where a proposed subdivision lies partly within Madison County and partly within a neighboring county. Under this provision, each county has jurisdiction over only the lands within its border.

The terms of any cooperative subdivision review agreement with a neighboring county shall include the following: (a) Ability to designate a

"lead" county, based on where the majority of the land is proposed to be subdivided, and/or where the majority of development is proposed to be created; (b) duties of the "lead" county and "non-lead" county; and (c) possibility of waiving or reducing the application review fees in the "non-lead" county.

STATE OF MONTANA MADISON COUNTY
RECORDED: 04/17/2003 1:25 MA-FILED
Peggy Kaatz CLERK AND RECORDER BY:
FILE 101-C 8 PGS,

DOC #: 91694

FEE: \$0.00

FILE 101-C

ORDINANCE NO. 2-2003
AMENDING ORDINANCE 4-2000 AND
REVISING MADISON COUNTY SUBDIVISION
REGULATIONS DATED NOVEMBER 2000

Pursuant to 76-3-602, MCA, the subdivider shall pay the following non-refundable fees:

1. **Subdivision Application Review** (Fee goes to the Madison County Planning Department)

Number of Lots in Proposed Subdivision [Note: One RV space or one condominium unit equates to one lot.]	Preliminary Plat or Plan [Note: Fee applies also to Summary Plats or Plans, and to Amended Plats where substantial changes are proposed.]	Final Plat or Plan [Note: Fee does not apply to Summary Plats or Plans.1	Total Subdivision Application Review Fee
1-2	\$ 750	\$ 100	\$ 850
3 or more	\$ 1200 + \$50 for each lot over 3	\$ 200 + \$50 for each lot over 3, up to 50 lots; + \$20 for each lot beyond 50 lots.	Examples: \$ 1400 for 3 lots \$ 1700 for 6 lots \$ 6100 for 50 lots \$ 9600 for 100 lots

2. **Fire Review Fee** (Fee goes to the reviewing agency or the County): \$50 for the first lot, \$10 for each additional lot, plus mileage (at State rate per mile).

3. **Variance Application** (Fee goes to the Madison County Planning Department, and each requested variance requires a separate fee):
 \$ 100 if variance application is submitted with subdivision application.
 \$ 200 if variance application is submitted after preliminary plat approval has been granted.

4. **Noxious Weed Management Plan** (Fee goes to the Madison County Weed Department):
 \$50 plus mileage (at State rate per mile) for proposed subdivisions of five or fewer lots.
 \$50 plus mileage (at State rate per mile) plus \$5.00 per lot for proposed subdivisions of six or more lots.

5. **Sanitation Review Fee** where proposed lots are 20 or more acres (Fee goes to the Madison County Sanitarian's Department) -- \$50 per lot plus mileage (at State rate per mile).

* Pursuant to 76-3-201 and 76-3-207, MCA, a landowner submitting a subdivision exemption request shall pay a review fee of \$75 (Fees are equally split among the Madison County Clerk & Recorder's Office, Sanitarian's Office, and Planning Office).

RECORDED: 09/29/2003 1:30 PM-FILED
Peggy Kaatz CLERK AND RECORDER BY:
LE 101-D 4 PGS,

Peggy Kaatz

FEE: \$0.00

FILE 101-D /94681

ORDINANCE 2003-3

HADISON COUNTY COMMISSIONERS
TO
AMENDING ORDINANCE
4-2000 &
REVISING SUBDIVISION REGULATIONS
DATED NOVEMBER 2000

ORDINANCE NO. 7 -2005

**ORDINANCE AMENDING ORDINANCE 4-2000 AND REVISING MADISON
COUNTY SUBDIVISION REGULATIONS DATED NOVEMBER 2000**

WHEREAS, 76-3-501(1) MCA requires every county, city, and town to adopt and provide for the enforcement and administration of subdivision regulations reasonably providing for the orderly development of their jurisdictional areas; and

WHEREAS, in accordance with state law, Madison County first adopted subdivision regulations prior to July 1, 1974; and

WHEREAS, the Madison County Subdivision Regulations require periodic updating to reflect changes in state law and to address changing local conditions and planning and development issues; and

WHEREAS, the Madison County Commissioners have identified a need to provide greater flexibility in the amended plat review process, as allowed by 76-3-207(2)(a), MCA; and

WHEREAS, the Madison County Planning Board held a May 31, 2005 public hearing on a proposed revision of the Madison County Subdivision Regulations and recommended that the attached language be adopted; and

WHEREAS, the Madison County Board of Commissioners have scheduled a public hearing for 2:00 p.m. on June 27, 2005, to consider the proposed revision.

NOW, THEREFORE BE IT ORDAINED as follows:

The Subdivision Regulation revision attached to this document is a part of this Ordinance and is hereby incorporated into the Madison County Subdivision Regulations dated November 2000. All other portions of the Madison County Subdivision Regulations dated November 2000, plus the amendments contained in Ordinance 2-2003 and Ordinance 3-2003, remain unchanged.

PASSED AT FIRST READING by the Madison County Board of County Commissioners this 5th day of June, 2005.

ATTEST:


Peggy Kaatz-Stemler
Clerk and Recorder
Madison County


Frank G. Nelson, Chairman

C. Ted Coffman
C. Ted Coffman

David Schulz
David Schulz
Madison County Board of Commissioners

This Ordinance shall take effect as of July 27, 2005.

PASSED AT SECOND READING by the Board of Madison County
Commissioners this 27th day of ~~July~~, 2005.
June

ATTEST:

Peggy Kaatz-Stemler
Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

Frank G. Nelson
Frank G. Nelson, Chairman

C. Ted Coffman
C. Ted Coffman

David Schulz
David Schulz
Madison County Board of Commissioners

Amended Plat Review (Page 81, item 2.)

The governing body shall review and approve all other amended plats, pursuant to 76-3-207(2)(a), MCA, as follows:

- (a) A proposal that increases the number of lots, or redesigns or rearranges six (6) or more lots within a platted subdivision, where such change would result in a higher development density, shall undergo subdivision review in accordance with Chapter II of these regulations and the fee schedule outlined in Appendix I;
 - (b) A proposal for other types of changes to a filed final plat or plan (e.g., increased number of lots or redesign or rearrangement of six (6) or more lots but no increase in development density, or changes to land uses, building setback requirements or road and utility easements) will be reviewed by the governing body, which has the discretion to determine whether the proposed changes constitute a material alteration to the original plat or plan. If the changes constitute a material alteration, the governing body may require the amended plat request to undergo subdivision review in accordance with Chapter II of these regulations and the fee schedule outline in Appendix I.
3. All amended plats must be filed with the clerk and recorder.

RESOLUTION NO. 15-2006
A RESOLUTION TO ALLOW LIMITATION ON
NUMBER OF SUBDIVISION APPLICATIONS

WHEREAS, in accordance with 7-5-2101, MCA, "The board of county commissioners has jurisdiction and power, under such limitations and restrictions as are prescribed by law, to represent the county and have the care of the county property and the management of the business and concerns of the county in all cases where no other provision is made by law"; and

WHEREAS, consistent with 76-3-102, MCA, the Madison County Planning Board and Madison County Commissioners work to promote the public health, safety, and general welfare by regulating the subdivision of land; and

WHEREAS, the Madison County Planning Office, Madison County Planning Board, and Madison County Commissioners are committed to the timely but accurate and thorough review of subdivision applications; and

WHEREAS, Madison County is experiencing a period of population growth, increased building activity, increased demand for planning support, and an increase in the number of subdivision applications; and

WHEREAS, the possibility exists that the Madison County Planning Office may receive more subdivision applications than it can effectively handle in any one month;

NOW, THEREFORE BE IT RESOLVED that the Board of Madison County Commissioners hereby authorizes the County Planning Director to use his or her discretion in limiting the number of subdivision applications that will be accepted for review in any one month.

BE IT FURTHER RESOLVED, that the Board of Madison County Commissioners hereby instructs the County Planning Director to develop a procedure by which subdivision applicants will be notified of the possibility that, for reasons of heavy workload in the Planning Office, their subdivision application may not be accepted for review immediately, but will be reviewed in the order received.

PASSED AND ADOPTED by the Board of Madison County Commissioners this 10th day of April, 2006.

ATTEST:

Peggy Kaatz-Stemler
Clerk and Recorder
Madison County

APPROVED:

C. Ted Coffman, Chairman

Frank G. Nelson

David Schulz
Board of County Commissioners,
Madison County

The first of these is the fact that the
human race is not a single, uniform
entity, but is composed of many
distinct groups, each with its own
characteristic features and habits.
This is evident from the study of
the physical characteristics of the
different races, and from the study
of their social and political
organizations.

The second fact is that the
human race has a long and
varied history, and that its
development has been the result
of a long and complex process.

The third fact is that the
human race is a social animal,
and that its life is based on
cooperation and mutual aid.

The fourth fact is that the
human race is a progressive
entity, and that it is constantly
improving itself.

The fifth fact is that the
human race is a moral entity,
and that it is capable of
highly developed ethical and
political principles.

The sixth fact is that the
human race is a spiritual entity,
and that it is capable of
highly developed religious and
philosophical beliefs.

The seventh fact is that the
human race is a political entity,
and that it is capable of
highly developed social and
political organizations.

The eighth fact is that the
human race is a scientific entity,
and that it is capable of
highly developed scientific and
technological progress.

The ninth fact is that the
human race is a literary entity,
and that it is capable of
highly developed literary and
artistic expression.

The tenth fact is that the
human race is a musical entity,
and that it is capable of
highly developed musical and
artistic expression.

The eleventh fact is that the
human race is a dramatic entity,
and that it is capable of
highly developed dramatic and
artistic expression.

The twelfth fact is that the
human race is a philosophical entity,
and that it is capable of
highly developed philosophical and
artistic expression.

TABLE OF CONTENTS

	<u>PAGE</u>
PREFACE	
CHAPTER I. GENERAL PROVISIONS	1
A. Title	1
B. Authority	1
C. Purpose	1
D. Definitions	3
E. Jurisdiction	3
F. Roles of Planning Board and Planner	4
G. Severability	5
H. Construction Timing	5
I. Permission to Enter	5
J. Notification of Compliance Checking	5
CHAPTER II. SUBDIVISIONS SUBJECT TO REVIEW	7
A. Purpose	7
B. Pre-Application Procedure	7
C. Overall Development Plan	8
D. Preliminary Plat Submittal Requirements	11
E. Preliminary Plat Review Process	13
F. Preliminary Plat Extensions	22
G. Final Plat Submittal Requirements	23
H. Final Plat Review Process	25
I. Summary Review Process	27
J. Expedited Review Process	29
K. Role of the Public in Subdivision Review	30
L. Role of Public Agencies in Subdivision Review	31
CHAPTER III. SUMMARY TABLES -- Subdivision Process	32
CHAPTER IV. DESIGN AND DEVELOPMENT STANDARDS	37
A. General Standards	37
B. Specific Standards	62
CHAPTER V. ADMINISTRATIVE PROVISIONS	74
A. Schedule of Fees	74
B. Variances	74

C.	Amendment of Regulations	76
D.	Transfer of Title	77
E.	Enforcement	78
F.	Vacation of Recorded Plats	79
G.	Correction of Final Plat	80
H.	Amendment of Recorded Plat	80
CHAPTER VI.	SUBDIVISION EXEMPTIONS	82
A.	Purpose	82
B.	Types of Exemptions	82
C.	Exemption Request and Review Procedures	85
D.	Evasion Criteria	87
E.	Special Requirements	89
APPENDICES		91
APPENDIX A.	Definitions	
APPENDIX B.	Review Agencies and Sources of Information	
APPENDIX C.	Subdivision Assessment Form	
APPENDIX D.	Environmental Assessment	
APPENDIX E.	Land Stewardship Plan and Guidelines	
APPENDIX F.	Reviewing for Comprehensive Plan Compliance – Evaluation Checklist (for Overall Development Plans and Proposed Subdivisions)	
APPENDIX G.	Preliminary Plat Checklist	
APPENDIX H.	Subdivision Application Form	
APPENDIX I.	Fee Schedule	
APPENDIX J.	Sample Notification Letter	
APPENDIX K.	Final Plat Checklist	
APPENDIX L.	Final Plat Application Form	
APPENDIX M.	Sample Public Improvements Agreement, Guarantees, and Letter of Credit	
APPENDIX N.	DEQ Checklist	
APPENDIX O.	County Sanitarian Checklist	
APPENDIX P.	Summary Plat Application Form	
APPENDIX Q.	Summary Plat Checklist	
APPENDIX R.	Submittal Requirements for Floodplain Permit Application	
APPENDIX S.	Noxious Weed Management Plan Application Form	
APPENDIX T.	Declaration of Right to Farm, Declaration of Emergency Services Information	
APPENDIX U.	Variance Application Form	
APPENDIX V.	Request for Exemption Review	

APPENDIX W. Evasion Review Checklist
APPENDIX X. Sample Agricultural Covenant
APPENDIX Y. Request Form to Lift an Agricultural Exemption
APPENDIX Z. County Encroachment (Access) Permit Application

APPENDIX AA. Other Sample Documents and Guidelines to Assist with Filing of
Summary or Final Plat

PREFACE

October 2000

The Madison County Planning Board and Madison County Commissioners have prepared these recommended revisions in order to:

- Clarify and improve the subdivision application and review procedures; and
- Clarify and improve the standards which approved subdivisions must meet.

These regulations are designed to encourage future subdivision activity in Madison County to occur in a way that: (1) supports the goals and objectives of the Madison County Comprehensive Plan, and (2) strikes a reasonable balance between private interests and the public interest. The regulations contain several changes from the 1995 version, including:

- One standard subdivision application and review process is outlined for all types of subdivision (e.g., six or more lots, five or fewer lots, mobile home parks, planned unit developments, etc.). Where state law requires exemptions from the standard process, such exemptions will be applied.
- A summary review process is outlined, for proposed subdivisions with five or fewer lots and sanitation approval already in hand.
- An expedited review process is outlined for proposed subdivisions with five or fewer lots located in an area covered by an adopted and current Community Plan.
- A more extensive review for Comprehensive Plan compliance and potential impacts will be conducted for all proposed subdivisions.
- A compliance procedure will be instituted, whereby approved subdivisions are periodically checked for compliance with their conditions of approval.
- An evasion review process for subdivision exemption requests is included.
- Subdivision review fees have increased.

The Planning Board has grown keenly aware of the need for a technically sound procedure for tracking the cumulative effects, both positive and negative, of land division activity in Madison County. Over the next few years, the Planning Board will work on developing such a procedure and assembling the appropriate information. Suggestions and assistance are welcomed.

MEMBERS OF THE MADISON COUNTY PLANNING BOARD

Pat Bradley, President	Dave Germann	Ann Schwend
Chris Dodrill	Don Loyd	Cindy Stalcup
Linda Dyk	Dave Maddison	Mark Woods
Michelle France	June Pack, Vice-President	

Wayne Gilman, Dana Harvey, Jack Kirby, Mark Petroni, and Betty Staley – former members

MEMBERS OF THE BOARD OF MADISON COUNTY COMMISSIONERS

Frank Nelson, Chairman
Ted Coffman
Bill Doggett

Staff assistance provided by:

John Allhands, Fire Protection Board
Doris Fischer, County Planner
Ralph Hamler, County Sanitarian
Peggy Kaatz, County Clerk & Recorder

Julie Lueck, Assistant to Co. Commissioners
Dave Schulz, County Weed Coordinator
Bob Zenker, County Attorney

I. GENERAL PROVISIONS

I-A. TITLE

These regulations shall be known and cited as the "Madison County Subdivision Regulations", hereinafter referred to as "these regulations".

I-B. AUTHORITY

Authorization for these regulations is contained in the Montana Subdivision and Platting Act (Title 76, Chapter 3, MCA).

These regulations replace all previously adopted regulations entitled, "Madison County Subdivision Regulations".

I-C. EFFECTIVE DATE, APPLICABILITY

These regulations take effect 30 days after ordinance adoption. Thereafter, they apply to all new subdivision proposals and subdivision exemption requests.

A subdivision proposal is considered new if it has not yet gone through the pre-application meeting. A final plat whose preliminary plat was approved under the previous regulations will be reviewed under the previous regulations.

A subdivision exemption request is considered new if it has not yet been submitted to the Evasion Review Board.

I-D. PURPOSE

Consistent with 76-3-102, MCA, the general purpose of these regulations is to:

1. Promote the public health, safety, and general welfare by regulating the subdivision of land;
2. Prevent the overcrowding of land;
3. Lessen the congestion in the streets and highways;
4. Provide for adequate light, air, water supply, sewage disposal, parks and

recreation areas, ingress and egress, and other public requirements;

5. Require development in harmony with the natural environment;
6. Protect the rights of property owners; and
7. Require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey.

Consistent with 76-1-605 and 76-3-501, MCA, these regulations are also intended to reasonably provide for:

1. The implementation of the goals and objectives of the Madison County Comprehensive Plan;
2. The orderly development of the jurisdictional area;
3. The coordination of roads within subdivided land with other roads, both existing and planned;
4. The dedication of land for roadways and for public utility easements;
5. The improvement of roads;
6. The provision of adequate open spaces for travel, light, air, and recreation;
7. The provision of adequate transportation, water, and drainage;
8. Subject to the provisions of 76-3-511, MCA, the regulation of sanitary facilities;
9. The avoidance or minimization of congestion;
10. The avoidance of subdivision which would involve unnecessary environmental degradation; and
11. The avoidance of danger of injury to health, safety, or welfare by reason of natural hazard or the lack of water, drainage, access, transportation, or other public services;
12. The avoidance of an excessive expenditure of public funds for the supply of public services;

13. The protection and enhancement of the resources of Madison County;
14. The manner and form of making and filing of any plat for subdivided lands; and
15. The administration of these regulations by defining the powers and duties of approving authorities, including procedures for the review and approval of all plats of subdivisions covered by these provisions.

I-E. DEFINITIONS

The definition of many technical terms and words used in these regulations can be found in Appendix A.

I-F. JURISDICTION

These regulations govern the subdivision of land within the jurisdictional area of the governing body of Madison County. Pursuant to 76-3-103, MCA, "subdivision" means a division of land or land so divided that it creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision and further includes a condominium or area, regardless of its size, that provides or will provide multiple space for recreational camping vehicles or mobile homes.

Pursuant to 76-3-204, MCA, the sale, rent, lease, or other conveyance of one or more parts of a building, structure, or other improvement, whether existing or proposed, is not a division of land, as that term is defined above, and is not subject to the requirements of the Montana Subdivision and Platting Act.

Pursuant to 76-3-601, MCA:

1. When the proposed subdivision is situated entirely in an unincorporated area, the preliminary plat must be submitted to and approved by the governing body of the county.
2. If a proposed subdivision lies within one (1) mile of a third-class city or town or within two (2) miles of a second-class city or within three (3) miles of a first-class city, the county governing body shall submit the preliminary plat to the city or town governing body or its designated agent for review

and comment. If a proposed subdivision lies partly within an incorporated city or town, the preliminary plat must be submitted to, and approved by, both the city or town and the county governing bodies.

3. When a proposed subdivision is also proposed to be annexed to a municipality, the governing body of the municipality shall coordinate the subdivision review and annexation procedures to minimize duplication of hearings, reports, and other requirements whenever possible.
4. These regulations do not limit the authority of certain municipalities to regulate subdivisions beyond their corporate limits, pursuant to 7-3-4444, MCA.
5. If the proposed subdivision is situated within a rural school district, as described in 20-9-615, MCA, the county governing body shall provide an informational copy of the preliminary plat to school district trustees.

In addition to the requirements of 76-3-601, MCA, it is the policy of Madison County that:

1. If the proposed subdivision lies within two (2) miles of an incorporated city or town, the subdivider shall be required to submit a copy of the proposed preliminary plat or summary plat to the city or town governing body; and
2. The subdivider shall be required to submit an informational copy of the preliminary plat or summary plat to the trustees of the school district within which the proposed subdivision is located.

These regulations supplement all other regulations. Where they are at variance with other laws, regulations, ordinances, or resolutions, the more restrictive requirements shall apply.

I-G. ROLES OF PLANNING BOARD AND PLANNER

1. Pursuant to 76-1-106 and 107, MCA, the planning board serves in an advisory capacity to the governing body. Its duties include advising the governing body on all matters pertaining to the approval or disapproval of plats or subdivisions.
2. Pursuant to 76-1-306, MCA, the planner provides technical assistance to the planning board and the governing body on subdivision matters. The planner is employed by and is an agent of the governing body and shall

work for the governing body in cooperation with the planning board.

I-H. SEVERABILITY

Where any word, phrase, clause, sentence, paragraph, section, or other part of these regulations is held invalid by a court of competent jurisdiction, such judgement shall affect only that part held invalid.

I-I. CONSTRUCTION TIMING

The subdivider should not proceed with any construction work on the proposed subdivision, including grading and excavation related to public improvements, until the governing body has issued preliminary or summary plat approval of the proposed subdivision. Any construction activity begun prior to preliminary or summary plat approval is at the subdivider's own risk.

I-J. PERMISSION TO ENTER

The governing body or its designated agent(s) or agency may conduct such investigations, examinations, and site evaluations as deemed necessary to verify information supplied as a requirement of these regulations. The submission of pre-application materials shall constitute a grant of permission to enter the subject property. However, landowners or their representatives will be notified in advance of any county-sponsored field inspection, and inspections will be carried out at a reasonable time.

I-K. NOTIFICATION OF COMPLIANCE CHECKING

After a subdivision is approved, the governing body or its designated agent(s) or agency may conduct periodic field inspections to verify that the conditions of subdivision approval are being met. Again, landowners or their representatives will be notified in advance of any such field inspections, and inspections will be carried out at a reasonable time.

A written and signed complaint submitted to the planning board or governing body by a concerned citizen is sufficient basis to prompt a compliance check.

Where a situation of non-compliance is confirmed, the appropriate landowner(s) will be notified. The governing body may confer with the planning board prior to

deciding whether or not to refer the situation to the county attorney for enforcement action, as described in Chapter V, Section E. (page 78) of these regulations.

II. SUBDIVISIONS SUBJECT TO REVIEW

II-A. PURPOSE

The purpose of this chapter is to outline the subdivision application requirements and review procedures. One "standard" subdivision process is described, with exceptions noted in accordance with state law. Two "special" subdivision processes are described at the end of the chapter.

II-B. PRE-APPLICATION PROCEDURE

1. **Pre-Application Meeting.** The subdivider or subdivider's representative shall meet with the planner and may be required to meet with the planning board prior to submitting the subdivision application. The pre-application meeting is an informational discussion at which no decisions are made. Its purpose is to:

- a. Give the subdivider an opportunity to explain his/her subdivision plans;
- b. Help the subdivider understand these regulations, including the standards and review criteria herein;
- c. Familiarize the subdivider with the applicable goals and objectives of the Madison County Comprehensive Plan to identify potential problem areas;
- d. Suggest additional review agencies which the subdivider should consult in preparing the subdivision application (See Appendix B); and
- e. Discuss the proposed subdivision as it relates to these matters.

Nothing stated by the planning board or planner during the pre-application meeting shall bind the governing body in its ultimate decision on the proposed subdivision.

2. **Information Required.** The subdivider shall provide:
 - a. **Sketch plan.** A sketch plan of the proposed subdivision shall be legibly drawn, showing in simple form the layout of proposed features in relation to existing site conditions. The sketch plan may be a freehand sketch made directly on a print of a topographic map. If a topo map is not used as the base map for the sketch plan, the sketch plan shall be accompanied by a United States Geological Survey topographic map, with the proposed subdivision located on it. Scale dimensions of the sketch plan shall be noted. The sketch plan should include pertinent

information, such as: approximate tract and lot boundaries, location of easements, utilities, rights-of-way, parks and open spaces, and a description of general terrain, natural features, existing structures and improvements, current and proposed land uses on the subject tract, potential building envelopes, any proposed public improvements, and current adjacent land uses.

b. Narrative. The subdivider shall provide a short (no more than one page) narrative describing the subdivision plan.

c. Subdivision Assessment Form. The subdivider shall also review and submit a signed copy of the Subdivision Assessment Form (See Appendix C).

d. Timeline. The subdivider shall contact the planner to schedule a pre-application meeting and submit the pre-application information. If the planner determines that the subdivider should have a pre-application meeting with the planning board, the subdivider shall submit 15 sets of the pre-application materials to the planning office at least ten days prior to the pre-application meeting with the planning board. The planner shall mail the pre-application packet to the planning board in advance of the meeting.

II-C. OVERALL DEVELOPMENT PLAN

1. Purpose

The overall development plan is intended to promote a coordinated land development and/or conservation plan for an entire tract of record and, where possible, adjoining tracts held under the same ownership.

At the pre-application meeting, a subdivider proposing to subdivide only a portion of a tract of record may expect the planner or planning board to inquire as to the future development plans for the rest of the tract.

2. When Required

An overall development plan shall be required in conjunction with any subdivision application when only a portion of a tract of record is proposed for subdivision.

The overall development plan shall be prepared and submitted to the

planner for review by the planning board and governing body. The subdivider may choose to submit the overall development plan either prior to submitting the subdivision application, or at the same time. When the overall development plan is submitted prior to a subdivision application, the plan shall be submitted at least thirty (30) days prior to the planning board meeting at which it will be discussed. When the overall development plan is submitted at the same time as the subdivision application, the submittal requirements need only be satisfied once.

3. Exceptions

a. A proposed subdivision located within an area covered by an adopted and current Community Plan (See Appendix A., Definitions) is exempt from this requirement.

b. If a subdivider has no plans for further development of a tract of record and no history of proposing successive minor subdivisions, the subdivision application package may simply contain a letter stating there are no plans for further development of the remaining property. Such letter must be signed by the landowner, and notarized.

4. Information required

The overall development plan shall contain the following elements:

- a. Site plan for total tract (showing areas of proposed development -- now and in the future, roads and utilities, and areas of proposed conservation/open space/continued agriculture or forestry). Where adjoining tracts are under the same ownership as the subject tract of record, the subdivider is encouraged to identify future development plans for these properties as well.
- b. Topographical map.
- c. Vicinity map.
- d. Current land uses on total tract and adjacent properties.
- e. Type(s) and density of proposed development.
- f. Brief description of any planned development phases.
- g. Environmental assessment on the entire tract, where the overall development plan anticipates subdivision phases involving the creation of six (6) or more total lots (See Appendix D). Note: If, within a ten-year period of submitting the overall development plan, the subdivider submits one or more subdivision applications covering the entire tract, all or part of the environmental assessment requirement pertaining to the individual subdivision application(s) may be waived by the planning board.

- h. Outline of land stewardship plan for the entire tract (See Appendix E).
- i. Evidence that adjacent property owners, lien holders, easement holders, and potentially affected water users (if any, and if known) have been notified.
- j. Evidence that the following agencies have been notified: local fire district, county fire prevention specialist, county sanitarian and solid waste manager, county floodplain administrator, county road supervisor, Montana Department of Fish, Wildlife and Parks, appropriate municipality and/or public land management agency if tract is located within two (2) miles of their jurisdictional boundary, or if an agency road would provide access to the proposed development.

5. Review process

a. Public notification and public meeting.

(1) The planning board shall review the overall development plan at a regularly scheduled meeting.

(2) The planner shall issue a notice of the public meeting by publication in a newspaper of general circulation in the county not less than fifteen (15) days prior to the date of the meeting.

(3) The planner shall notify the subdivider, each adjoining property owner, potentially affected water users (if any, and if known) of the meeting, and any existing property owners association potentially affected by the project as determined by the planner, in writing not less than fifteen (15) days prior to the meeting.

(4) The planner shall distribute a project notification letter to any municipality located within two (2) miles of the subject tract and to additional review agencies, as deemed necessary by the planner.

b. Planner review. The planner shall review the overall development plan for its substantial compliance with the Madison County Comprehensive Plan (see Appendix F). The planner shall provide a written recommendation to the planning board in advance of its meeting to review the overall development plan.

c. The planning board shall review the overall development plan, consider all other pertinent information provided, including any public comment, and make a recommendation to the governing body, as to whether the overall development plan should be accepted, accepted with

amendments, or denied.

The planning board's recommendation on the overall development plan should be made separate from and prior to its recommendation on any proposed subdivision associated with the plan, although the reviews may occur simultaneously. The planning board's recommendation shall be submitted to the governing body in writing.

d. Governing body review and decision. The governing body shall review the overall development plan and consider all other pertinent information provided, at a regularly scheduled public meeting. The subdivider shall receive prior notice of the meeting and of the planning board's recommendation. The governing body shall accept, accept with amendments, or deny the overall development plan before taking action on any subdivision application associated with the overall development plan. In order to accept or conditionally accept an overall development plan, the governing body must find the plan to be in substantial compliance with the Madison County Comprehensive Plan. The governing body shall provide written notification to the subdivider of its decision on the overall development plan, along with any plan amendments and the reasons supporting its decision.

e. Denial. If the governing body denies the overall development plan, any subdivision plat based on the plan cannot be approved.

6. Life of overall development plan

Once accepted, an overall development plan remains in effect for ten years. The subdivider can seek plan amendment and/or provide an updated environmental assessment as a part of any subsequent subdivision process which undergoes planning board review.

II-D. PRELIMINARY PLAT SUBMITTAL REQUIREMENTS

1. Items and information required.

The subdivider shall submit an application package for the proposed subdivision to the planning board and planner, in accordance with the requirements of this section and in conformance with the design and development standards outlined in Chapter IV. of these regulations. Appendix G. provides a checklist of the preliminary plat submittal requirements.

- a. Subdivision Application Form. The subdivider shall complete a Subdivision Application Form (See Appendix H).
- b. Preliminary Plat. The subdivider shall submit a legible preliminary plat, drawn to a scale sufficient to minimize the number of sheets, while maintaining clarity. As outlined in Appendix G., the preliminary plat shall show particular items on the face of the plat or on separate sheets referenced on the face of the plat. Pursuant to 76-3-601(1), MCA, the preliminary plat must show all pertinent features of the proposed subdivision and all proposed improvements.
- c. Preliminary Plat Supplements. As outlined in Appendix G., the subdivider shall provide additional information and materials to accompany the preliminary plat. Appendix D. outlines the environmental assessment requirements, pursuant to 76-3-603, MCA.
- d. Early Agency and Public Notification. In the subdivision application package, the subdivider must demonstrate that adjacent property owners, lien holders, easement holders, potentially affected water users, required review agencies and nearby municipalities, plus any existing property owners association potentially affected by the project as determined by the planner, have been given at least 30 days to review subdivision plans and provide input, prior to submission of the subdivision application.
- e. Subdivision Review Fee. The subdivider shall pay the appropriate review fee upon submittal of the subdivision application (See Appendix I.).
- f. Preliminary Plat Submittal Checklist. Finally, the subdivider shall include a completed copy of the checklist provided in Appendix G.

2. Statutory exemptions from environmental assessment

- a. Pursuant to 76-3-609(3), MCA, first-time minor subdivisions created from a tract of record are exempt from the environmental assessment requirement.
- b. Pursuant to 76-3-603(2), MCA, subsequent minor subdivision applicants who already have sanitation approval and qualify for the summary review process outlined in Section I. of this Chapter are not required to do a full environmental assessment. They must, however, provide a summary of the probable impacts of the proposed subdivision based on the six public interest criteria listed in 76-3-608, MCA (See Appendix D).

c. Pursuant to 76-3-210(1), MCA, subdivisions totally within a jurisdictional area that has adopted all of the following are considered to be in the public interest and are exempt from the requirement of an environmental assessment: (a) a growth policy adopted pursuant to Chapter 1 of Title 76, MCA; (b) zoning regulations pursuant to 76-2-201 or Chapter 2, Part 3 of Title 76, MCA; and (c) a strategy for development, maintenance, and replacement of public infrastructure pursuant to 76-1-601, MCA.

3. Special submittal requirements

a. Subdivisions created by rent, lease, or other conveyance. Pursuant to 76-3-208, MCA, these subdivisions are exempt from the surveying and filing requirements of the Montana Subdivision and Platting Act but must be submitted for review and approved by the governing body before portions thereof may be rented or leased.

A preliminary plat, therefore, is not required. Instead, the subdivider shall submit a site plan which provides the information needed to evaluate its conformance with the applicable design and development standards outlined in Chapter IV. of these regulations. For the remainder of this chapter, preliminary plat references shall pertain also to site plans unless otherwise noted.

b. Remainder parcels.

Subdivision applications where a remainder would be created must be accompanied by a notarized statement by the subdivider, indicating current intentions to retain ownership of the remainder parcel. Proposed subdivisions of five lots plus a remainder will be closely scrutinized during the pre-application meeting, for indications that the remainder parcel is an attempt to avoid the six-lot subdivision review process. The governing body may require such subdivision proposals to meet the application requirements of six-lot subdivisions and undergo review as six-lot subdivisions.

II-E. PRELIMINARY PLAT REVIEW PROCESS

1. Steps

a. Submittal. The subdivision application package (application form, preliminary plat, preliminary plat supplements, subdivision review fee, and checklist) must be submitted to the planner at least thirty (30) days prior to the planning board meeting at which it will be considered.

At the same time, a copy of the proposed preliminary plat plus all sanitation-related application materials (whether for approval by the Montana Department of Environmental Quality or by the county sanitarian) shall be submitted to the county sanitarian.

b. Determination of completeness. The planner shall review the subdivision application package for completeness and advise the planning board on this point. The planning board shall make the final determination of whether or not the application is complete. If the planning board determines that the application is incomplete, the planning board may suspend its consideration of the proposed subdivision until the subdivider provides the planner with the missing information. Once the planner receives the missing information, the application is deemed complete.

c. Application review and decision deadlines.

(1) Pursuant to 76-3-604(2), MCA, the governing body shall approve, conditionally approve, or reject the preliminary plat within sixty (60) working days of its presentation, unless the subdivider consents to an extension of the review period. Preliminary plat presentation shall be considered to occur when the planning board has reviewed the subdivision application package and deemed it complete.

(2) However, pursuant to 76-3-609(1), MCA, the governing body shall approve, conditionally approve, or disapprove the first minor subdivision from a tract of record within thirty-five (35) working days of the submission of the application. Application submission shall be considered to occur once the planning board has reviewed the subdivision application package and deemed it complete.

(3) The County may extend these review times with the written approval of the applicant.

(4) Pursuant to 76-3-504(8), MCA, affected public utilities or agencies of local, state, and federal government having a

substantial interest in a proposed subdivision may not delay the governing body's action on the plat beyond the statutory time limits, and the failure of any agency to complete a review of a plat shall not be a basis for rejection of the plat by the governing body. However, Madison County requires that contacts with agencies be made in a timely manner, in accordance with II-D.1.d. of these regulations (Early Agency and Public Notification).

Any review comments shall be made available upon receipt to the subdivider and the general public.

d. Planner analysis.

(1) Prior to the planning board meeting or public hearing to review the preliminary plat, the planner will review the subdivision application package for completeness and provide the planning board with a completed checklist (See Appendix G).

(2) The planner will evaluate the subdivision application and any comments received from agency personnel and the public. The planner's evaluation shall include completion of the Comprehensive Plan Compliance Evaluation Checklist (See Appendix F). A staff report with recommendations shall be submitted to the planning board in advance of the planning board meeting or public hearing. A copy of the staff report shall be provided to the subdivider, prior to the planning board meeting or public hearing to review the proposal.

e. Public notification and public hearing.

(1) Pursuant to 76-3-605, MCA, the planning board shall hold a public hearing on the preliminary plat. When a proposed subdivision is also proposed to be annexed to a municipality (See regulations for that city or town), the planning board may hold a joint hearing with the governing body or designated agent of the municipality on the preliminary plat and annexation.

(2) The planner shall issue a legal notice of the public hearing by publication in a newspaper of general circulation in the county. Said notice should first appear not less than 15 days prior to the public hearing. The notice should run two consecutive weeks.

(3) The planner shall notify the subdivider and each adjoining

property owner of the hearing by registered or certified mail not less than 15 days prior to the date of the hearing. The planner shall also notify lien holders, easement holders, potentially affected water users (if any, and if known), plus any existing property owners association potentially affected by the project as determined by the planner, of the hearing not less than 15 days prior to the hearing.

(4) The planner shall distribute a project notification letter, plus pertinent application materials, to any municipality located within two (2) miles of the proposed subdivision and to all pertinent review agencies, as deemed necessary by the planner.

(5) The subdivider shall post a notice of the proposed subdivision and public hearing at one or more conspicuous places on the boundaries of the proposed subdivision. The subdivider shall be responsible for taking down the notice once the local governing body has made a decision on the application. The planner may supply a pre-printed poster for the subdivider's use.

(6) Where members of the public wish to visit a tract of land proposed for subdivision in order to participate more knowledgeably in the subdivision review process, the subdivider must provide the public a scheduled opportunity to view the site.

(7) Pursuant to 76-3-609(3), MCA, the first minor subdivision created from a tract of record is exempted from the public hearing requirement. However, the planning board shall allow public comment at its meeting on the preliminary plat. In addition, the subdivider shall issue all notifications of the proposed subdivision and planning board meeting, as outlined above in this subsection, except that notifications may be by first class mail and should follow the format provided in Appendix J.

f. Planning board review and recommendation.

(1) The planning board shall consider all relevant evidence relating to the public health, safety, and welfare, to determine whether the preliminary plat should be recommended for approval, conditional approval, or disapproval by the governing body. In reviewing the proposed subdivision and arriving at its proposed findings of fact and recommendation, the planning board shall consider:

- (a) the information submitted by the subdivider, including the environmental assessment if required;
- (b) the information submitted by review agencies and utilities;
- (c) the information submitted by the public;
- (d) the Madison County Comprehensive Plan and any other pertinent, officially adopted comprehensive plan for the area involved;
- (e) as applicable, the six (6) public interest criteria pursuant to 76-3-608(3), MCA, namely, the effect of the proposed subdivision on: agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety;
- (f) the effect of the proposed subdivision on other resources in the county;
- (g) the effect of the proposed subdivision on the local economy;
- (h) the effect of the proposed subdivision on public services provided by other entities in the county;
- (i) compliance with the survey requirements detailed in 76-3-401 et seq., MCA;
- (j) compliance with these regulations and the Montana Subdivision and Platting Act;
- (k) the provision of easements for the location and installation of any planned utilities; and
- (l) the provision of legal and physical access to each parcel within the subdivision and the required notation of that access on the applicable plat and any instrument of transfer concerning the parcel.

(2) When a public hearing is held by the planning board, the planning board shall act in an advisory capacity and recommend to the governing body the approval, conditional approval, or disapproval of the preliminary plat. This recommendation must be submitted to the governing body in writing not later than ten (10) days after the public hearing. This requirement shall also pertain to the planning board meeting where a first minor subdivision created from a tract of record is reviewed.

(3) The planning board may carry over its public hearing or meeting to the next regularly scheduled planning board meeting, if it determines that the subdivision application package is incomplete and/or that additional time to review the preliminary plat

is needed. In such event, the planner shall repeat the public notification steps described in subsections e.(2)-(4) above.

(4) In its recommendation, the planning board shall advise the governing body as to whether the preliminary plat conforms to the provisions of:

- (a) the Montana Subdivision and Platting Act;
- (b) these regulations;
- (c) any applicable zoning regulation and/or any officially adopted comprehensive plan for the area involved; and
- (d) other regulations in effect in the area of the proposed subdivision.

The planning board shall submit in writing the following to the governing body:

- (a) its proposed findings of fact based upon subsection (1) above;
- (b) a recommendation for approval, conditional approval, or disapproval of the plat; and
- (c) a list of proposed conditions, where conditional approval is recommended.

In order for the planning board to recommend a proposed subdivision for approval or conditional approval, its proposed findings of fact must conclude that the proposed subdivision is in compliance with all applicable rules and regulations, that it is in substantial compliance with the Madison County Comprehensive Plan, and that it will have an acceptable impact on each of the six public interest criteria, plus other resources in the county, the local economy, and public services provided by other entities in the county. Mitigating measures may be required in order to reach these findings.

(5) The planner shall mail a copy of the planning board's recommendation to the subdivider, along with written notification of the time and place that the governing body will consider the preliminary plat.

g. Governing body review and action.

(1) Within the statutory time limit for action on the proposed subdivision, the governing body shall meet to review the

preliminary plat and all pertinent information, including the planning board's recommendation. The governing body may, during its meeting, accept additional information and comment from the subdivider, planner, any review agency, and the public.

(2) In arriving at its decision, the governing body shall issue written findings of fact that weigh the criteria in subsection 2. Review Criteria below, as applicable.

(3) The governing body shall approve, conditionally approve, or disapprove the preliminary plat. Approval or conditional approval of a preliminary plat includes all representations made publicly by the subdivider during the course of the subdivision application and review process. This includes the land use(s) proposed to occur in the subdivision.

In order for the governing body to approve or conditionally approve a proposed subdivision, its findings of fact must conclude that the proposed subdivision is in compliance with all applicable rules and regulations, that it is in substantial compliance with the Madison County Comprehensive Plan, and that it will have an acceptable impact on each of the six public interest criteria, plus other resources in the county, the local economy, and public services provided by other entities in the county.

(4) Upon approving or conditionally approving a preliminary plat, the governing body shall provide the subdivider with a dated and signed letter of approval. The governing body's approval or conditional approval of a preliminary plat shall be in force for three calendar years.

(a) Pursuant to 76-3-604, 609, and 620, MCA, in the case of conditional approval of a preliminary plat, the governing body's written notification shall enumerate the conditions which must be met to assure approval of the final plat, and the reasons for such conditions. The letter must also present the evidence that justifies the imposition of said conditions, including any mitigation findings as outlined in subsection 2.d. below, as well as information regarding the appeal process outlined in Chapter V. of these regulations. The governing body may, in its conditional approval, require that certain conditions (e.g., fire protection provisions) be met before other development activity occurs. A copy of the

plat must accompany the letter of conditional approval.

(b) After a preliminary plat is approved, the governing body and its subdivisions may not impose any additional conditions as a prerequisite to final plat approval, providing said approval is obtained within the original or extended approval period, pursuant to 76-3-610(2), MCA.

(c) The governing body may withdraw its approval of a preliminary plat if it determines that information provided by the subdivider, and upon which such decision was based, is inaccurate.

(5) Pursuant to 76-3-604, 609, and 620, MCA, in the case of denial of a preliminary plat, the governing body shall provide the subdivider with a dated and signed statement of disapproval, detailing the reason(s) and circumstances of the subdivision denial. The letter must state what regulations would not be met by the subdivision. It must also present the evidence that justifies the denial, as well as information regarding the appeal process outlined in Chapter V. of these regulations. A copy of the plat must accompany the letter.

2. Review criteria.

a. Pursuant to 76-3-608(1), MCA, the basis for the governing body's decision to approve, conditionally approve, or disapprove a subdivision is whether the preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrates that development of the subdivision meets the requirements of the Montana Subdivision and Platting Act and these regulations. The governing body may not deny approval of a subdivision based solely on the subdivision's impacts on educational services.

b. Pursuant to 76-3-608(3), MCA, a subdivision proposal must undergo review for the following primary criteria:

(1) the effect on agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety;

(2) compliance with:

- (a) the survey requirements provided in 76-3-401 through 76-3-406, MCA;
- (b) these regulations;
- (c) the local subdivision review procedure provided for in 76-3-601 et seq., MCA;
- (d) the provision of easements for the location and installation of any planned utilities; and
- (e) the provision of legal and physical access to each parcel within the subdivision and the required notation of that access on the applicable plat and any instrument of transfer concerning the parcel.

c. Pursuant to 76-3-604(1), MCA and consistent with the authority given the governing body in 76-3-501, MCA, a subdivision proposal must undergo review for substantial compliance with the Madison County Comprehensive Plan and the following additional criteria:

- (1) Effect on other resources in the county;
- (2) Effect on the local economy; and
- (3) Effect on public services provided by other entities in the county.

d. Pursuant to 76-3-608(4), MCA, the governing body may require the subdivider to design the subdivision to reasonably minimize potentially significant adverse impacts identified through the review required under subsection b. above. The governing body shall issue written findings to justify the reasonable mitigation required under this subsection.

e. Pursuant to 76-3-608(5)(a), in reviewing a subdivision under subsection b. above and when requiring mitigation under subsection d. above, the governing body may not unreasonably restrict a landowner's ability to develop land, but it is recognized that in some instances the unmitigated impacts of a proposed development may be unacceptable and will preclude approval of the plat.

f. Pursuant to 76-3-608(5)(b), MCA, when requiring mitigation measures under subsection d. above, the governing body shall consult with the subdivider and shall give due weight and consideration to the expressed preference of the subdivider.

g. Pursuant to 76-3-501, MCA, the governing body may require the subdivider to pay or guarantee payment for part or all of the costs of extending capital facilities related to public health and safety, including

but not limited to public roads, sewer lines, water supply lines, and storm drains to the subdivision, as well as fire stations and firefighting equipment. The costs must reasonably reflect the expected impacts directly attributable to the subdivision. The governing body may not require a subdivider to pay or guarantee payment for part or all of the costs of constructing or extending capital facilities related to education (However, contributions towards any educational facility or equipment improvements required as the result of the subdivision's expected impacts are encouraged).

h. Statutory exemption. Pursuant to 76-3-608, MCA, when a minor subdivision is proposed in an area where a growth policy (or comprehensive plan) has been adopted pursuant to Chapter 1, Title 76, MCA and the proposed subdivision will comply with the plan, the subdivision is exempt from the review criteria listed in subsection b.(1) above but is subject to applicable zoning regulations. In order for a growth policy to serve as the basis for this exemption, it must meet the requirements of 76-1-601, MCA.

II-F. PRELIMINARY PLAT EXTENSIONS

1. Request requirements

a. A subdivider may request an extension of the preliminary plat approval period. No later than thirty (30) days prior to the expiration date, such request shall be submitted in writing to the planner, for review and action by the governing body.

b. The request must address the following points:

- (1) Progress made in complying with the conditions of preliminary plat approval;
- (2) Circumstances which have affected the timing of the subdivision development;
- (3) The extent to which any significant changes in the area have occurred or are expected to occur during the time of the extension period; and
- (4) Whether or not the provision of public facilities and services in the area will be disrupted by the requested extension.

2. Review process and criteria

a. The extension request shall be reviewed by the planner, who shall make a recommendation to the governing body. The planner may inspect the subdivision site in developing such recommendation. The subdivider shall receive notice of the planner's recommendation and the time and place of the governing body's review of the extension request.

b. At a regularly scheduled meeting, the governing body shall review the extension request. For any reason relating to changed circumstances since the time of preliminary plat approval, the governing body may refer the extension request to the planning board for its review and recommendation, prior to making a decision.

c. An extension request shall be reviewed to determine whether or not the county's evaluation of the original proposal, and the findings of fact associated with the preliminary plat approval, remain valid.

d. Pursuant to 76-3-610, MCA, the governing body may extend its preliminary plat approval for no more than one (1) calendar year, except that the governing body may extend its approval for a period of more than one (1) year if that approval period is included as a specific condition of a written public improvements agreement between the governing body and the subdivider, according to 76-3-507, MCA.

II-G. FINAL PLAT SUBMITTAL REQUIREMENTS

1. Items and information required

The subdivider shall submit a final plat application package for the proposed subdivision to the planner, in accordance with the requirements of this section. Appendix K. provides a checklist of the final plat submittal requirements.

a. Final Plat Application Form. The subdivider shall complete a Final Plat Application Form (Appendix L).

b. Final Plat.

(1) A final plat shall be legibly drawn with permanent ink or printed or reproduced by a process guaranteeing a permanent record and shall be 24" x 36" overall, to include a 1.5 inch margin on the binding side.

(2) Whenever more than one sheet must be used to accurately

portray the land subdivided, each sheet must show the number of that sheet and the total number of sheets included. All certifications shall be shown or referenced on one sheet.

(3) Space on the final plat shall be used efficiently in order to minimize the number of sheets, while maintaining clarity.

(4) The final plat may constitute only that phase of the approved preliminary plat the subdivider wishes to file, provided that such phase conforms to all requirements of these regulations and is approved by the governing body in writing.

As outlined in Appendix K., the final plat submitted for approval shall show or contain particular items on the face of the plat or on separate recorded sheets referenced on the face of the plat.

c. Final Plat Supplements. As outlined in Appendix K., the subdivider shall provide additional information and materials to accompany the final plat, in accordance with these regulations and the conditions of preliminary plat approval.

d. Covenants. Many proposed subdivisions contain a set of proposed property owners association covenants which will restrict land uses within the proposed subdivision, run with the land, and be filed or recorded along with the final plat. Often the issues addressed by covenants affect the public health, safety, and welfare. For this reason, the governing body may require that certain covenants be considered "plat approval" covenants, while others will be "owners' association" covenants. Any declaration of covenants prepared in conjunction with the filing of a final plat shall reflect this distinction.

(1) "Plat approval" covenants will be restrictions imposed by the governing body as part of its final plat approval. Said restrictions shall not be modified without prior permission of the governing body, after an application to do so by the percentage of owners necessary to amend the declaration.

(2) "Plat approval" covenants shall contain those restrictions deemed necessary and relevant to the proposed subdivision's substantial compliance with the Madison County Comprehensive Plan. Most commonly, such restrictions will pertain to matters of public health and safety, but they may also address other issues considered by the governing body to be in the public interest.

(3) "Owners' association" covenants shall be additional restrictions

which do not involve the governing body. In particular, the governing body has no authority or responsibility to enforce such covenants.

2. Statutory exemptions

Pursuant to 76-3-208, MCA, subdivisions created by rent or lease are exempt from the surveying and filing requirements of the Montana Subdivision and Platting Act but must be submitted for review and approved by the governing body before portions thereof may be rented or leased.

II-H. FINAL PLAT REVIEW PROCESS.

1. Submittal

The final plat application package (application form, final plat, final plat supplements, checklist, and application fee) must be submitted to the planner prior to expiration of the preliminary plat approval period.

2. Determination of completeness

The planner shall review the final plat application to ensure that all required items are included, and that all conditions of preliminary plat approval have been satisfied. The planner may inspect the proposed subdivision site in order to complete the review. The planner shall prepare a written recommendation to the governing body and, in the recommendation, identify any issues of completeness or noncompliance. The subdivider shall receive a copy of the planner's recommendation, as well as notification of the time and place of the governing body's meeting to review the final plat submittal.

3. Public improvements guarantee

Pursuant to 76-3-507, MCA, the governing body shall require the subdivider to complete required public improvements within the subdivision prior to the approval of the final plat, except that:

a. In lieu of the completion of the construction of any public improvements prior to the approval of a final plat, the governing body shall at the subdivider's option allow the subdivider to provide or cause to be provided a bond or other reasonable security, in an amount and with

surety and conditions satisfactory to the governing body, providing for and securing the construction and installation of the improvements within a period specified by the governing body and expressed in the bonds or other security. The governing body shall reduce bond requirements commensurate with the completion of improvements.

b. Where public improvements are not required by the governing body to be completed prior to the filing of the final plat, normal procedures in Madison County shall be to enter into a subdivision improvements agreement with the subdivider, including an approved letter of credit or performance bond or other reasonable security equaling 125% of the anticipated costs of the improvements (See Appendix M. for sample Subdivision Improvements Agreement, Guarantees, and Letter of Credit).

4. Application review and decision process

a. Pursuant to 76-3-611, MCA, the governing body shall examine each final subdivision plat and shall approve the plat only if:

(1) It conforms to the conditions of approval set forth on the preliminary plat and to the terms of the Montana Subdivision and Platting Act and these regulations; and

(2) The county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

b. Final plat conformance. The final plat submitted shall conform in all major respects to the preliminary plat as previously reviewed and approved by the governing body and shall incorporate all modifications required in its review. The governing body, however, may approve a final plat which has been modified to reflect improvements in design (such as a reduction in lots) or changes which have occurred in its natural surroundings and environment since the time of the preliminary plat review and approval.

c. For any reason relating to compliance with the conditions of preliminary plat approval or proposed modifications of the plat, the governing body may refer the final plat submittal to the planning board for review and recommendation, prior to making a decision.

d. The governing body may require that final subdivision plats be reviewed for errors and omissions in calculation or drafting by an examining land surveyor before recording with the county clerk and

recorder. When the survey data shown on the plat meets the surveying and filing requirements of the Montana Subdivision and Platting Act, the examining land surveyor shall certify the compliance in a printed or stamped certificate on the plat. The certificate must be signed by the examining land surveyor.

e. The governing body may provide for the review of the abstract or certificate of title of the land in question by the county attorney.

f. After the application is submitted to the planner and deemed complete, the governing body shall review and act on the final plat as follows:

(1) Final plat approval shall be certified by the governing body on the face of the final plat. Acceptance of any land dedication(s) shall be made by specific resolution of the governing body and noted on the plat.

(2) If the final plat is disapproved, the governing body must provide a written statement to the subdivider explaining the reasons for the plat denial. The subdivider may make the necessary corrections and resubmit the final plat for approval.

(3) The governing body may withdraw approval of a final plat if it determines that such information provided by the subdivider, and upon which such decision was made, is inaccurate.

II-I. SUMMARY REVIEW PROCESS

1. Purpose

Pursuant to 76-3-505, MCA, these regulations must include procedures for the summary review of subdivision plats containing five (5) or fewer parcels when proper access to all lots is provided, when no land in the subdivision will be dedicated to public use for parks or playgrounds, and when the plats have been approved by the Montana Department of Environmental Quality whenever approval is required by the Montana Sanitation in Subdivision Act (Refer to DEQ Checklist, Appendix N).

This section outlines a summary review process. The summary review process shall pertain to those proposed subdivisions described above except that, as allowed by 76-3-505, MCA, proposed subdivision plats containing twenty (20) or more acres must have the sanitation approval of the county sanitarian (Refer to County Sanitarian Checklist, Appendix O).

Pursuant to 76-3-609(4), MCA, the summary review process is available to subsequent subdivisions of a tract of record, as well as first-time subdivisions. However, subsequent subdivisions are subject to the public hearing and environmental assessment requirements described in Sections D. and E. of this Chapter.

2. Summary Plat

The focus of this summary review process is the summary plat, which takes the place of preparing first a preliminary plat and then a final plat. The summary plat is prepared for filing for record with the county clerk and recorder, in accordance with the surveying and filing requirements outlined in the Montana Subdivision and Platting Act. The summary plat is submitted along with the supplementary information and documents which normally accompany the preliminary plat and final plat.

3. Steps

The steps in the summary review process are identical to those outlined in Section II-E. for preliminary plat review, except that:

- a. Submittal requirements are a combination of items and information from both the preliminary plat and final plat application packages. The subdivision application package for a proposed summary plat includes the summary plat application form (Appendix P.), the summary plat, summary plat supplements, subdivision review fee, and summary plat checklist (Appendix Q).
- b. The governing body's review of the summary plat combines the preliminary plat and final plat review processes; and
- c. The governing body's approval of the summary plat constitutes approval of a surveyed plat which may subsequently be filed.

There is no preliminary plat approval period during which the subdivider works to meet the conditions of approval and completes the survey of the subject property before returning with the final plat application package.

There is no final plat review separate from preliminary plat review. However, the governing body may conditionally approve a summary plat, in which case the summary plat may have to be re-surveyed, or additional information provided, before the plat can be approved and subsequently filed.

4. Subdivider Advantage vs. Risk

The advantage to the subdivider of using the summary review process is the opportunity to file the summary plat immediately upon obtaining plat approval, without having to go through the two-step, preliminary plat-final plat process. The risk to the subdivider is incurring land survey and plat preparation expenses before knowing whether the proposed subdivision is likely to be approved, the possibility that the land may have to be re-surveyed, or the possibility that the summary plat may have to be otherwise altered prior to governing body approval and plat filing.

II-J. EXPEDITED REVIEW PROCESS

1. Purpose

Subdivision applications which propose five (5) or fewer lots and are located in areas covered by an adopted and current Community Plan (see Appendix A. for definition) warrant a simpler review process.

This section outlines an expedited review process, whereby the planning board is not involved beyond the pre-application phase.

2. Steps

a. Overall development plan. Where only a portion of an existing tract of record is proposed for subdivision, the overall development plan requirement is waived. An adopted and current Community Plan shall serve as the overall development plan.

b. Pre-application meeting. The pre-application requirements outlined in Section B. of this Chapter still apply.

c. Preliminary plat or summary plat application submittal. At least thirty (30) days prior to the governing body meeting at which the application will be discussed, the subdivider submits to the planner the subdivision application package outlined previously in this Chapter, for either a preliminary plat or summary plat as appropriate.

d. Determination of completeness. The planner reviews the subdivision application for completeness. Once such determination is made, the 35-working day "clock" begins, in accordance with 76-3-609, MCA.

e. Application review. The application review process is identical to that described under Section E. or I. of this Chapter, except that the steps involving review by the planning board do not occur.

(1) The planner and subdivider issue public notifications in a manner similar to that described in Section E.1.e. of this chapter. Public notifications shall include:

(a) Press release giving notice of the governing body's meeting to review the proposed subdivision.

(b) Notice to the subdivider, adjoining property owners, lien holders, easement holders, potentially affected water users (if any, and if known), any existing property owners association potentially affected by the project as determined by the planner, any municipality located within two (2) miles of the proposed subdivision, and appropriate review agencies.

(c) Posting of the property by the subdivider.

(2) The planner reviews the application and, based upon the considerations outlined in Section E. of this Chapter, makes a recommendation directly to the governing body.

(3) The governing body reviews the application according to the criteria outlined in Section E. of this Chapter and makes a decision to approve, conditionally approve, or deny the preliminary plat or summary plat.

(4) Where the expedited review process pertains to a proposed preliminary plat, the final plat review process shall occur in the same manner as described in Section H. of this Chapter.

II-K. ROLE OF THE PUBLIC IN SUBDIVISION REVIEW

The public plays an important role in the review of a proposed subdivision. Public input often expands the information base pertinent to the proposed subdivision site and its environs.

Members of the public can offer their verbal input at any public hearing or public meeting of the planning board or governing body. Citizens can also make their comments in writing, to either group.

The public is encouraged to participate in the subdivision review process [To promote more widespread and effective public participation, the Planning Board has published a Citizen's Guide to Planning in Madison County].

II-L. ROLE OF PUBLIC AGENCIES IN SUBDIVISION REVIEW

County, state, and federal agencies also play an important role in the review of a proposed subdivision. Appendix B. identifies which agencies must be contacted prior to the submission of an overall development plan or subdivision application. Whether local service provider, public resource manager, or public land manager, agency representatives should always be asked to consider cumulative impacts when they assess the potential effects of a proposed subdivision.



III. SUMMARY TABLES -- Subdivision Process

This Chapter provides summary tables of the subdivision application and review procedures outlined in Chapter II. of these regulations. These summary tables are a guide, but the more complete procedures in Chapter II. are controlling.

SUBDIVISION APPLICATION AND REVIEW PROCESS, FOR:

- **Five or Fewer Lots (commonly referred to as “minor”), First-time Subdivision**
- **Mobile Home Parks, Recreational Vehicle Parks, Condominiums, or Townhouses – Five or Fewer Spaces, First-time Subdivision**

- STEP ONE.** Pre-Application Meeting with Planner and, if required, Planning Board. Subdivider must submit pre-application materials to Planner at least 10 days prior to planning board meeting, if such meeting is required. Subdivider should also meet at this stage with the County Sanitarian.
- STEP TWO.** Submit Overall Development Plan, if required. Plan must be submitted at least 30 days prior to planning board meeting.
- STEP THREE.** Planning Board Review of Overall Development Plan. Public meeting, followed by recommendation to governing body.
- STEP FOUR.** Governing Body Review and Decision on Overall Development Plan.
- STEP FIVE.** Assuming acceptance of Overall Development Plan...Submit Subdivision Application Package to Planner (subdivision application form, preliminary plat or plan, preliminary plat supplements, subdivision review fee, and preliminary plat checklist). Application materials must be submitted at least 30 days prior to planning board meeting. Note: Steps Five-Seven may run concurrently with Steps Two-Four above.
- STEP SIX.** Planning Board Review of Preliminary Plat. Determination of application completeness, followed by public meeting discussion and recommendation to governing body. Once application is deemed complete, the statutory 35-working day “clock” begins.
- STEP SEVEN.** Governing Body Review and Decision on Preliminary Plat. Review at public meeting, followed by decision.
- STEP EIGHT.** Assuming preliminary plat approval...Submit Final Plat (or Plan) Application Package to Planner (final plat application form, final plat, final plat supplements, final plat review fee, and final plat checklist). Materials must be submitted prior to the expiration of the preliminary plat approval period.
- STEP NINE.** Governing Body Review and Decision on Final Plat. Review at public meeting, followed by decision.
- STEP TEN.** Assuming final plat approval...Filing of Final Plat and Supplements.

SUBDIVISION APPLICATION AND REVIEW PROCESS, FOR:

- Six or More Lots (commonly referred to as "major" subdivisions)
- Five or Fewer Lots, Second or Subsequent Subdivision from a Tract of Record
- Mobile Home Parks, Recreational Vehicle Parks, Condominiums, or Townhouses – Six or More Spaces
- Mobile Home Parks, Recreational Vehicle Parks, Condominiums, or Townhouses – Five or Fewer Spaces, Second or Subsequent Subdivision

- STEP ONE.** Pre-Application Meeting with Planner and, if required, Planning Board. Subdivider must submit pre-application materials to Planner at least 10 days prior to planning board meeting, if such meeting is required. Subdivider should also meet at this stage with the County Sanitarian.
- STEP TWO.** Submit Overall Development Plan, if required, to Planner. Plan must be submitted at least 30 days prior to the planning board meeting at which it will be discussed.
- STEP THREE.** Planning Board Review of Overall Development Plan. Public meeting, followed by recommendation to governing body.
- STEP FOUR.** Governing Body Review and Decision on Overall Development Plan.
- STEP FIVE.** Assuming acceptance of Overall Development Plan...Submit Subdivision Application Package to Planner (subdivision application form, preliminary plat (or plan), preliminary plat supplements including environmental assessment if required, subdivision review fee, and preliminary plat checklist). Application materials must be submitted at least 30 days prior to the planning board meeting at which it will be discussed. Note: Steps Five-Seven may run concurrently with Steps Two-Four above.
- STEP SIX.** Planning Board Review of Preliminary Plat. Determination of application completeness, followed by public hearing and recommendation to governing body. Once application is deemed complete, the statutory 60-working day "clock" begins.
- STEP SEVEN.** Governing Body Review and Decision on Preliminary Plat. Review at public meeting, followed by decision.
- STEP EIGHT.** Assuming preliminary plat approval...Submit Final Plat (or Plan) Application Package to Planner (final plat application form, final plat, final plat supplements, final plat review fee, and final plat checklist). Materials must be submitted prior to the expiration of the preliminary plat approval period.
- STEP NINE.** Governing Body Review and Decision on Final Plat. Review at public meeting, followed by decision.
- STEP TEN.** Assuming final plat approval...Filing of Final Plat and Supplements.

SUBDIVISION APPLICATION AND REVIEW PROCESS, FOR:

Summary Plat

- **Five or Fewer Lots with Prior Sanitation Approval, First-time Subdivision**
- **Five or Fewer Lots with Prior Sanitation Approval, Second or Subsequent Subdivision from a Tract of Record**

- STEP ONE.** Pre-Application Meeting with Planner and, if required, Planning Board. Subdivider must submit pre-application materials to Planner at least 10 days prior to planning board meeting, if such meeting is required.
- STEP TWO.** Submit Overall Development Plan, if required, to Planner. Plan must be submitted at least 30 days prior to the planning board meeting at which it will be discussed.
- STEP THREE.** Planning Board Review of Overall Development Plan. Public meeting, followed by recommendation to governing body.
- STEP FOUR.** Governing Body Review and Decision on Overall Development Plan.
- STEP FIVE.** Assuming acceptance of Overall Development Plan...Submit Subdivision Application Package to Planner (summary plat application form, summary plat, summary plat supplements, subdivision review fee, and summary plat checklist). Application materials must be submitted at least 30 days prior to the planning board meeting at which it will be discussed. Note: Steps Five-Seven may run concurrently with Steps Two-Four above.
- STEP SIX.** Planning Board Review of Summary Plat. Determination of application completeness, followed by public meeting or hearing and recommendation to governing body. Once application is deemed complete, the statutory 35-working day "clock" begins.
- STEP SEVEN.** Governing Body Review and Decision on Summary Plat. Review at public meeting, followed by decision.
- STEP EIGHT.** Assuming summary plat approval...Filing of Summary Plat and Supplements.

SUBDIVISION APPLICATION AND REVIEW PROCESS, FOR:

Expedited Review

(Note: This may be either a Preliminary Plat or a Summary Plat)

- **Five or Fewer Lots and Located in an Area Covered by a Current Community Plan**

- STEP ONE.** Pre-Application Meeting with Planner and, if required, Planning Board. Subdivider must submit pre-application materials to Planner at least 10 days before the planning board meeting, if such meeting is required. Subdivider should also meet at this stage with the County Sanitarian, unless sanitation approval has already been obtained.
- STEP TWO.** Submit Subdivision Application Package to Planner (subdivision application form, plat, plat supplements, subdivision review fee, and plat checklist). Application materials must be submitted at least 30 days prior to the governing body meeting at which it will be discussed.
- STEP THREE.** Planner Review. Planner makes determination of completeness and recommendation to governing body. Once application is deemed complete, the statutory 35-working day "clock" begins.
- STEP FOUR.** Governing Body Review and Decision on Expedited Plat. Review at public meeting, followed by decision.
- STEP FIVE.** Assuming summary plat approval...Filing of Summary Plat and Supplements.
- Assuming preliminary plat approval...Submit Final Plat Application Package to Planner (final plat application form, final plat, final plat supplements, final plat review fee, and final plat checklist). Materials must be submitted prior to the expiration of the preliminary plat approval period.
- STEP SIX.** Governing Body Review and Decision on Final Plat. Review at public meeting, followed by decision.
- STEP SEVEN.** Assuming final plat approval...Filing of Final Plat and Supplements.

IV. DESIGN AND DEVELOPMENT STANDARDS

All subdivision applications will be reviewed against the provisions of this chapter. Subdivisions approved by the governing body shall comply with all applicable provisions, except where modifications are allowed in the review of planned unit developments (PUDs) and except where a proposed subdivision is granted a variance pursuant to Chapter V. of these regulations.

IV-A. GENERAL STANDARDS

1. Conformance to existing policies and regulations.
 - a. All subdivision plats shall be in substantial compliance with the Madison County Comprehensive Plan (See Appendix F. for a checklist of plan compliance elements). Substantial compliance, in these regulations, means that a proposed subdivision is reasonably consistent with the guiding principles, goals and objectives, and development policies outlined in the Comprehensive Plan. A proposed subdivision may deviate from one or more of the plan compliance elements and still be found in substantial compliance. However, such deviations should be few in number and limited in scope and severity.
 - b. All subdivision plats shall comply with applicable laws, ordinances, and regulations. This includes but is not limited to:
 - (1) All applicable provisions of the Montana Code Annotated (MCA), as amended, including the Montana County Noxious Weed Control Act;
 - (2) The requirements of the Montana Department of Transportation, if the subdivision or any lot contained therein abuts a state highway or connecting street;
 - (3) The regulations of the Montana Department of Environmental Quality;
 - (4) Any Madison County zoning regulations which have been adopted for that area;
 - (5) The regulations of the Madison County Health Department;
 - (6) Any other applicable regulations of Madison County;
 - (7) City or town access requirements, if the subdivision or any lot contained therein abuts a city or town street; and
 - (8) Any other regulations applicable to the land proposed for subdivision, such as irrigation or fire district regulations.

In addition, subdivisions are urged to comply with the following fire codes¹:

- (1) For commercial, industrial and mixed use subdivisions, the design and development standards of the Uniform Fire Code adopted by the State of Montana;
 - (2) For all subdivisions, the design and development standards of the Urban-Wildland Interface Code prepared by the International Fire Code Institute.
- c. All subdivision plats shall be reviewed against the six (6) public interest criteria listed in 76-3-608(3), MCA and against three (3) additional criteria which reflect additional issues of concern to Madison County (Appendix D. includes guidelines for the consideration of these nine [9] public interest criteria).

In particular, all subdivision plats shall:

- (1) Contain satisfactory building sites which are properly related to topography, and shall preserve the natural terrain, natural drainage, existing topsoil, wildlife corridors and habitats, trees and natural vegetation to the maximum extent possible.
- (2) Include revegetation plans for those areas disturbed during construction. Such areas shall be reseeded with vegetation types that have been recommended by the Natural Resources Conservation Service or the MSU County Extension Office and approved by the governing body.

2. Design by licensed professionals.

As deemed necessary to protect the public health, safety, and welfare, the governing body may require engineering and survey plans, specifications, and reports required in connection with public improvements associated with a proposed subdivision to be prepared by a registered professional engineer in accordance with the Montana Subdivision and Platting Act and these regulations. The governing body may require the subdivider to engage the services of licensed professionals in order to design other subdivision elements.

¹ ...Where the standards contained in the two fire codes are higher than those outlined in these county subdivision regulations, or where they cover fire protection issues not specifically addressed in these county subdivision regulations.

3. Lands considered unsuitable for development.

a. Areas of natural or human-caused hazards. Lands which are considered unsuitable for subdivision development include, but are not limited to, areas where one or more of the following hazards exists or potentially exists:

- (1) Flooding;
- (2) Swelling soils;
- (3) Snow avalanches;
- (4) Rock falls;
- (5) Landslides;
- (6) Steep slopes in excess of 25% grade;
- (7) Subsidence or slumping;
- (8) High water table;
- (9) Polluted or non-potable water supply;
- (10) High voltage lines or high pressure gas lines;
- (11) Air pollution or vehicular traffic hazards or congestion;

Pursuant to 76-3-504(4), MCA, subdivision of any such lands is prohibited unless the hazard(s) can be eliminated or overcome by approved construction techniques.

b. Floodways and other waterways. Pursuant to 76-3-504(5), MCA, proposed subdivisions which would allow building in areas located within the floodway of a flood of a 100-year frequency as defined by Title 76, Chapter 5, or determined to be subject to flooding by the governing body, are prohibited.

(1) Where a proposed subdivision is located along a stream, the subdivider shall consult the County Floodplain Administrator and provide whatever survey data and other pertinent information may be required to comply with the Madison County Floodplain Management Ordinance (See Sections IV-B.1. and 2. for further requirements and discussion. See also Appendix R).

(2) The subdivider may be required to supply the Floodplain Management Section of the Water Resources Division of the Montana Department of Natural Resources and Conservation (DNRC) with the information outlined in Appendix R. of these regulations, so that the agency can prepare a flood hazard evaluation and report delineating the floodway. When required, such report shall be submitted to the planning office as a part of

the subdivision application. The planning board shall waive this requirement where the subdivider contacts the DNRC, and the DNRC states in writing that available data indicate that the proposed subdivision is not in a flood hazard area.

c. Riparian areas.

d. Areas which would unreasonably burden the general public due to:

- (1) An excessive expenditure of public funds;
- (2) Environmental degradation;
- (3) Adverse impact on resource production, management, or improvement; or
- (4) Some other threat to the health, safety, and welfare of existing or future residents.

4. Land use.

Appropriateness of the proposed land use (e.g., agricultural, residential, commercial, industrial, or mixed use) will be considered in the review of the subdivision application package. Different types of land use have different types of impacts. Accessory uses are allowable, and home-based businesses in residential subdivisions are also allowable (See Appendix A., Definitions).

5. Standards for lots (Refer to Appendix A., Definitions).

Lot size, width, shape and orientation shall be appropriate for the location and contemplated use(s) of the subdivision. For topographical reasons or other resource concerns, each lot may be required to contain a specified building envelope (see subsection 6. below). Where no zoning regulations are in effect, the subdivider should propose densities, lot sizes, and building envelopes only after consulting with local and/or state health authorities, reviewing the Madison County Comprehensive Plan and Madison County Soil Survey, and considering the character of the area where the proposed subdivision is located.

Specifically:

- a. No single lot shall be divided by a municipal or county boundary line.
- b. No single lot shall be divided by a road, alley, or utility right-of-way or easement which would reduce the buildable area to a size less than

required by these and any other adopted regulations.

c. No lot shall be surrounded by another single lot.

d. Each lot shall have legal access. Alleys may not be used to provide the primary means of access to a lot.

e. Each lot shall have physical access, according to the road design and development standards outlined in this Chapter.

f. Lots shall have a width sufficient to allow normal construction without said construction encroaching on property lines.

g. No lot should have an average depth greater than three (3) times its average width. Narrower lots may be allowed where the proposed subdivision design will provide clear benefits (e.g., preserve open space, protect natural resources, maintain agricultural land in production).

h. Corner lots. Corner lots should have driveway access to the same road as interior lots. Corner lots must be of sufficient area to provide acceptable visibility for traffic safety.

i. Through lots. Through lots are prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation.

j. Flag lots. Flag lots shall not be used to avoid road construction.

6. Building envelopes.

Building envelopes may be required on small lots (less than five acres) and/or lands with environmentally sensitive features, as determined by the governing body. Building envelopes shall be shown either on the final (or summary) plat, or on a building envelope plan filed with the final (or summary) plat and referenced on the plat. A copy of any building envelope plan shall also be provided to the planner and kept on file in the planning office.

Where building envelopes are included on the final plat, a building envelope change will require an amended plat (see Chapter V-H. of these regulations). Where a building envelope plan is filed instead, a building envelope change will require the planner's review and approval. A proposed building envelope change may be brought before the planning

board for review. Appeal of the planner's decision regarding a change in building envelope may be made to the governing body.

7. Standards for blocks.

Blocks shall be designed to assure traffic safety and ease of traffic control and circulation, to accommodate the special needs of the use(s) contemplated, and to consider the opportunities and/or constraints presented by the topography and other natural features.

8. Walkways and bikeways.

a. Pedestrian walks. Pedestrian walks may be required in order to provide circulation or safe access to schools, playgrounds, shopping, transportation, and other community facilities.

b. In areas where sidewalks are required, the subdivider shall make the appropriate arrangements with the United States Postal Service for the placement of mailbox sleeves. Mailboxes and/or sleeves shall not be placed in the sidewalk. The boxes shall be either consolidated at one location, or the sidewalk shall be placed a sufficient distance from the curb to create a boulevard for mailbox placement. Where walkways meet roadways, adequate sight distance shall be maintained to ensure safe pedestrian travel.

c. Bikeways may be considered in the planning of a subdivision. Bikeways should be built to the minimum standards given in the American Association of State Highway & Transportation Officials (AASHTO) Guide for the Provision of Bicycle Facilities.

9. Roadways, general standards.

All roadway improvements shall meet the standards outlined below.

a. Subdivision design. The roadway system of a proposed subdivision shall be designed after giving due consideration to existing and other planned roads, topographical and other natural conditions, public convenience and safety, and the proposed land use(s) to be served.

b. Roadway improvements.

(1) Subdivision roadway improvements shall be required wherever

the governing body determines that current access to lots within a proposed subdivision is inadequate. "Roadway improvements" refer to: subgrade preparation; placement of base course and surface material; construction of bridge and drainage systems; and, where required, construction of sidewalks, curbs and gutters.

(a) Substandard county-maintained roads. Where a proposed subdivision is accessed by a substandard county-maintained road slated to be improved by the county in the foreseeable future, and where improvement of the road is deemed necessary to protect public health and safety, the governing body may require the subdivider to pay the county an amount equal to the pro rata share of the improvements needed to bring said road up to the Madison County Road Standards. In areas where the county has no foreseeable plans to complete the necessary improvements to upgrade the road, the subdivider may be required to pay the total cost of bringing the road up to county standards. In such a case, any other subdivisions which are approved over the subsequent ten-year period and which will benefit from the improved county-maintained road shall reimburse the original subdivider, through the county, a pro rata share of the original roadway improvement cost.

(b) Other substandard roads (public or private). Where a proposed subdivision is accessed by a substandard road not maintained by the county, the subdivider shall be required to make all roadway improvements necessary to bring the road up to the subdivision road standards outlined herein.

(2) As outlined in Chapter II, Section H.3. of these regulations, all required roadway improvements shall be completed prior to the filing of the final plat, or shall be guaranteed by the subdivider through an approved letter of credit or performance bond or other reasonable security equaling 125% of the anticipated costs of the improvements.

(3) Where roadway improvements within a subdivision are required to be designed by and constructed under the supervision of a registered professional engineer, as-constructed drawings stamped by the engineer will be submitted to the governing body.

Upon completion of such roadway improvements, the registered professional engineer shall certify that said roadway improvements meet the standards herein. Such certification shall occur in accordance with the conditions of subdivision approval. In some instances, the engineer's certification will be required as a prerequisite to the filing of the final plat. Where the improvements are not required to be constructed and certified prior to the filing of the final plat, the engineer's certification will be a condition of the governing body's issuance of a Satisfaction of Improvements Guarantee. The governing body may choose to not issue a Satisfaction of Improvements Guarantee until a specific period of time has passed, so that the performance of the guaranteed improvement can be properly evaluated.

c. Road access.

Roads within a subdivision must be accessible to the public, on right-of-way dedicated for public use. Subdivision roads shall be maintained by the property owners within the subdivision. Subdivisions that do not abut a public road maintained by Madison County or the State of Montana may be required to have a long-term maintenance agreement with the responsible party (e.g., Forest Service or Bureau of Land Management or other subdivision). Madison County will not be responsible for subdivision road maintenance.

Primary roads must be maintained in passable condition on a year-round basis. If Madison County doesn't have the resources to maintain a county road, the property owners within the proposed subdivision may be required to enter into a maintenance agreement with the county.

d. Relation to adjacent areas.

(1) When a proposed subdivision will adjoin unsubdivided land and reasonable access thereto must pass through the new subdivision, roads and right-of-way may be required so as to allow suitable access to the unsubdivided land. In such cases, proposed roads shall be extended to the boundary lines of the tract to be subdivided. Said access should be negotiated between the affected landowners.

Where a prescriptive easement exists, it may be required to be shown on the final plat.

(2) When a new subdivision will adjoin subdivided land, the arrangement of roads in the new subdivision may be required to provide for the continuation of roads from the adjacent subdivided properties, when such continuation is practical and necessary for the convenient movement of traffic, effective provision of emergency services, and efficient provision of utilities.

e. Separation of Through and Local Traffic. Where a proposed subdivision abuts or contains an existing or proposed highway or major thoroughfare, the governing body may require frontage roads or other access controls, deep lots, screen plantings, or other such measures to protect public safety, enhance the character of the subdivision, and ensure separation of through and local traffic. Minor roads shall be laid out so their use by through traffic is discouraged.

f. Parallel rights-of-way. Where a subdivision borders on or contains a railroad, limited access highway, canal, ditch, or stream right-of-way, the governing body may require construction of a road parallel to and on each side of such right-of-way, at a distance suitable to allow for the appropriate use of the intervening right-of-way. Such distance shall also be determined with due regard for the requirements of approach grades and future grade separation.

g. Dead-ends. No dead-end roads shall be permitted without a cul-de-sac or, if the road serves less than five homes, a hammerhead or tee turnaround.

h. Half-roads. Half-roads are prohibited except where essential to the development of the subdivision and where the governing body is assured that it will be possible to require the dedication of the other half of the road when the adjoining property is subdivided. Wherever an existing half-road is adjacent to a tract to be subdivided, the other half of the road shall be platted within the tract.

i. Emergency (or Secondary) Access. To facilitate traffic, the provision of emergency services, and the placement of utility easements, an emergency access may be required of any subdivision if it is determined that a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access or emergency egress. Specifically, any proposed subdivision located in an area of wildland/residential interface shall be required to have an emergency access.

j. Intersections. Intersection design shall conform to accepted traffic safety and engineering standards.

Intersections of local roads with major arterials or highways shall be kept to a minimum. Frontage roads may be required.

k. Road names and addressing.

(1) A new road aligning with an existing road shall have the same name as the existing road; and

(2) An addressing system shall be developed for each proposed subdivision, in conformance with the requirements of the Madison County Rural Addressing System.

10. Roadway design, material, and drainage standards.

a. Subdivision roads shall meet the standards summarized in Table IV-1 and described below. Unless otherwise stated, all road design shall meet AASHTO standards. Figure 1 provides one example of a typical section of subdivision road.

b. Emergency (or secondary) access roadways, if required, shall meet the standards summarized in Table IV-2. In some cases, only the emergency access easement will be required.

c. After reviewing a proposed subdivision design and location, the local fire district and fire prevention specialist may recommend higher standards for primary and/or emergency access roadways which will serve the proposed subdivision.

d. Roadway material. A subdivider may be able to use native material for roadway construction. Depending on the suitability of native materials, some crushed or screened gravel may be required by the County Road Supervisor as a top course.

e. Switchbacks. Switchbacks should be avoided wherever possible. If unavoidable, they should be designed to accommodate a fully loaded 40 foot emergency vehicle under all types of road conditions. Guardrails may be required to protect public safety.

f. Roadway drainage (See also subsection 13. Grading and drainage, p. 53).

TABLE IV-1.

SUBDIVISION ROAD STANDARDS

1. Terrain Classification 2. Building Density	<u>Level/Rolling</u>		<u>Mountainous</u>	
	Low	High	Low	High
3. Minimum Road Width (Driveway surface)	20	24	22	26
4. Maximum Grade		8%		10%
5. Design Speed (mph)		35		35
6. Maximum Cul-de-Sac Length (ft)	1000	750	1000	750
7. Minimum Cul-de-Sac Radius (ft)		45		45
8. Minimum Radius at Edge Intersection (ft)		25		15
9. Minimum Right-of-Way Width (ft)		60		60

Notes:

1. Terrain classification terms.
Level/Rolling terrain has slopes of 15% or less.
Mountainous terrain has slopes exceeding 15%.
2. Building density terms.
Low density = Five or less dwelling units per road.
High density = Greater than five dwelling units per road.
3. Definition of other terms can be found in Appendix A.
4. Design of cut/fill slopes must take into account not only soil types, but also revegetation potential.
5. These are minimum subdivision road standards. For public health and safety reasons, a particular subdivision may be required to meet a higher standard.
6. A private driveway will serve no more than two dwellings and does not need to meet these road standards.

FIGURE 1.

TYPICAL SECTION, SUBDIVISION ROAD

Features: Level/Rolling Terrain
 High Building Density
 Unsuitable Native Material

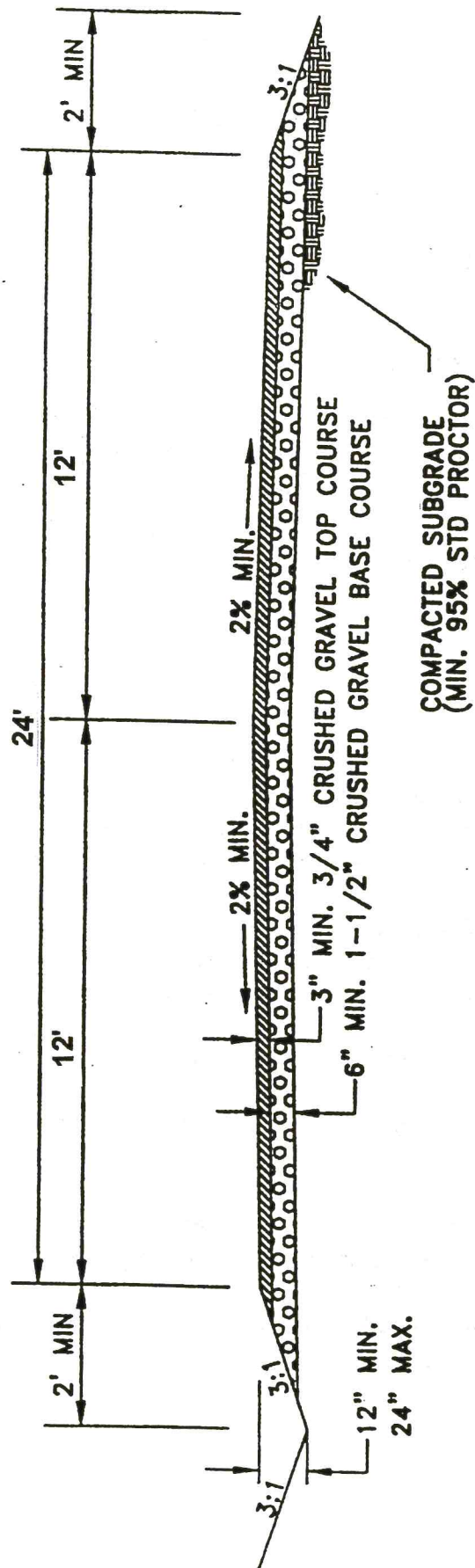


TABLE IV-2.

EMERGENCY (Secondary) ACCESS ROAD STANDARDS

1.	R/W or Easement Width	28 ft
2.	Driving Surface Width	14 ft
3.	Maximum Grade	10 %
4.	Minimum Stopping Sight Distance	100 ft
5.	Turning Radius	50 ft
6.	Cul-de-sac Turnaround*	
	a. Maximum Length	N/A
	b. Inside Roadway Radius	N/A

* Normally required. However, in densely developed areas, dead-end emergency access routes may be allowed with the review and approval of the local fire district.

(1) Roadway surface. The road surface shall be sloped with a crown of -2% to -6%, depending on the type of soil in the subgrade. Poorly drained subgrade soil (e.g., heavy clay) will require a steeper crown than if the subgrade material is well-drained sand and gravel.

(2) Drainage ditches. Drainage ditches along the sides of gravel roads may be required in order to convey runoff produced by the roadway. Where required, drainage ditches shall have a minimum grade of 0.4%, and may have grades up to 8.0% where lined with established grasses or rip rap, or where velocity control devices are provided.

(3) Culverts. Culverts are required where roads cross any ditch or watercourse. They are also needed at intersections with other roads and at designed intervals underneath elevated portions of roadways to prevent ponding. It is preferable to provide drainage at frequent intervals rather than concentrate water into one large conduit. Culverts shall have a minimum diameter of 18 inches, although a larger diameter may be required as deemed necessary by the County Road Supervisor to assure adequate runoff conveyance. Culverts should be of sufficient length to allow construction of a driving surface consistent with the width of adjacent sections of the roadway. Installation of the culverts should be in accordance with generally accepted standards, with attention given to the details of bedding, compaction, and erosion control.

(4) Effect on adjacent properties. Roadway drainage features shall not cause discharge which will in any way adversely affect neighboring properties.

(5) In high-snow areas, snow removal and snow management shall be required as a part of road maintenance plans and parking areas.

g. Reclamation of Disturbed Areas. In order to protect the land from erosion and the spreading of noxious weeds, cut and fill slopes and borrow areas must be covered with topsoil and mulched and planted with appropriate ground cover during the earliest suitable season. See also subsection 16. below.

h. Safety Considerations. The safety of a road is directly related to the standard of its design and the quality of workmanship in its construction. The following table presents a list of safety criteria which shall apply to

new road construction.

Hazards.....	to be posted
Surface.....	must be compacted and stable
Minimum Vertical Clearance.	15 feet
Minimum Visibility.....	240 feet
Width.....	must be consistent

i. Preservation of vegetation. Existing trees and other vegetation shall be preserved where possible. Plantings may be required for buffering, screening, or erosion control and are subject to approval by the governing body.

j. Signs and traffic control devices. Road signs and traffic control devices of the size, shape, and height approved by the governing body shall be placed at all intersections by the subdivider. Where roadwork is not scheduled for completion until after the final plat is filed, any required road signs and traffic control devices shall be included as part of the public improvements guarantee. Traffic control devices shall be consistent with the "Manual of Uniform Traffic Control Devices," available from the Montana Department of Transportation.

k. Street lighting. Street lighting may be required by the governing body. Where roadwork is not scheduled for completion until after the final plat is filed, any required street lighting shall be included as part of the public improvements guarantee.

l. Paving. Paving and/or dust abatement may be required in high-traffic areas, or elsewhere if deemed necessary in order to control erosion and dust, facilitate snow removal, and preserve the natural environment.

11. Bridges

Bridges often serve as an integral part of any subdivision roadway system. Where required, they shall meet the following minimum standards:

Width	Same as roadway, driving surface width
(AASHTO) Design Load	20 tons
Vertical Clearance (above decking)	15 feet

12. Easements

Where determined necessary in order to protect the public health, safety, and welfare, the governing body shall require that legal easements be

provided for utilities, drainage, irrigation ditches (See Section IV-B.3., page 63), watercourses, vehicular or pedestrian access, emergency access, emergency service facilities (such as fire stations or hydrants), screen plantings, and wellhead protection areas (for community water wells). Any such existing easements shall be shown on the preliminary plat and summary or final plat. Where easements already exist, the subdivider shall notify the easement holder(s) of the proposed subdivision, prior to submitting the subdivision application.

a. Utility easements. Utility easements shall meet the following standards:

(1) Utility easements shall be centered along side and rear lot lines wherever possible. If placed in the roadway, they shall be located between the roadway and the right-of-way line.

(2) Utility easements shall be twenty (20) feet wide, except the governing body may require easements for sanitary sewer, storm sewer, and water lines to be thirty (30) feet wide.

(3) Where a utility easement is to be located in an existing, dedicated right-of-way, an encroachment permit must be obtained from the appropriate jurisdiction.

b. Drainage easements

Where a subdivision is traversed by a watercourse, drainage way, channel, ditch or canal, or stream, easements or rights-of-way may be required to parallel the lines of such watercourse at a sufficient width to allow for maintenance and protection. Before any maintenance or improvements are performed on any water course, drainage way, channel, ditch, or canal, the owner of the waterway must give written permission for the work to be done. See subsection B.3., Irrigation ditches (p. 63), for specific standards regarding irrigation ditch easements.

c. Access easements

Where legal access to a proposed subdivision will be by an easement across property not lying within the subdivision, the subdivider shall provide evidence that the necessary easement exists and encompasses the nature and intensity of the use which will result from development of the subdivision. Evidence of said easement shall be in the form of a certificate signed by a licensed title abstractor or title company.

13. Grading and drainage.

a. When required as per subsection A.2. Design by licensed professionals (p. 38), grading and drainage plans pertaining to proposed roadway improvements and drainage facilities must be designed and certified by a registered professional engineer. They shall show the proposed grades of roads and proposed drainage facilities for all lots, blocks, and other areas. The plans shall display accurate dimensions, courses, and elevations.

b. Where proposed subdivision lots are less than twenty (20) acres in size, the drainage system and facilities required for any surface runoff affecting the proposed subdivision or adjacent properties shall meet the minimum drainage standards of the Montana Department of Environmental Quality (Refer to Appendix N). Where proposed subdivision lots are twenty (20) acres or larger in size, such drainage system and facilities shall have the approval of the county sanitarian (Refer to Appendix O).

c. Where five (5) or more acres of the proposed subdivision will be disturbed through excavation, the subdivider shall contact the Montana Department of Environmental Quality to determine whether or not a stormwater discharge permit will be required. This pertains to any proposed subdivision, no matter the lot size.

d. Curbs and gutters or swales may be required by the governing body according to the character of the area, density of proposed development, and nature of adjoining properties.

e. The subdivider shall provide suitable drainage facilities for any surface runoff affecting the proposed subdivision. Such facilities must be large enough to accommodate potential runoff from upstream drainage areas. The design of such facilities shall be based upon local soil factors, topography, natural drainages, gullies and swales, aesthetics, and capacity for proper disposal of excess water.

f. Unless an adequate storm sewer exists or is provided, all surface runoff in addition to that normally present before subdivision shall be retained on-site or released from the site in a manner which will not substantially increase the peak runoff normally present before subdivision. Drainage easements across undeveloped land to the nearest drainageway may be required.

g. Drainage systems shall not discharge into any sanitary sewer facility.

14. Emergency services

In accordance with the Madison County Comprehensive Plan, approved subdivisions should be "reasonably accessible to emergency services." The following standards provide a definition of "reasonably accessible to emergency services". If a proposed subdivision does not meet all of these standards, then the subdivision cannot be approved unless the subdivider makes special provisions to upgrade emergency protection to meet the intention of the standards.

a. Agency review. The subdivider shall contact local emergency service providers (law enforcement, fire district, fire prevention specialist, quick response unit, and ambulance service) before completing the design of a proposed subdivision and submitting the subdivision application. If a proposed subdivision is not located in an existing fire district, then the subdivider shall ask the nearest fire district to review the subdivision plans.

As much as possible, the fire prevention specialist and local fire district should work together to make consensus recommendations on proposed subdivisions. Their recommendations are not binding upon the governing body. Their recommendations become binding upon the subdivider only if included as conditions of subdivision approval by the governing body.

b. Emergency response time. The response time for a responsibly designed subdivision should be less than 15 minutes. If emergency response times are longer than 15 minutes, the proposed subdivision may be expected to incorporate mitigating measures to adequately protect public health and safety. In order to protect the public health, safety, and welfare, a proposed subdivision may not be approved if estimated emergency response times are greater than 45 minutes. Emergency response times shall be estimated by emergency service providers, and shall take into account good weather, road conditions, actual equipment to be deployed, and availability of manpower.

c. Fire protection standards. All subdivisions shall be planned, designed, constructed, and maintained so as to minimize the risk of fire and to permit the effective and efficient suppression of fires in order to protect persons, property, and forested areas. Standards shall include:

(1) Location within a fire district. If a proposed subdivision is not located in a fire district, one of the following standards must be met:

- (a) If contiguous to a fire district, annex to the district.
- (b) Contract for fire protection service.
- (c) Form a new fire district.
- (d) Form a fire service area.

(2) Adequate water supply. Where a community water system is proposed, the County may require the system to provide adequate and accessible water for fire protection.

(a) For proposed subdivisions without access to public water supply systems, there should be a reliable, year-round water supply within one mile of the subdivision. The County may require the subdivider to provide a water source and/or install a dry hydrant. The water supply site must provide year-round access, as well as provisions for fire apparatus turnaround. Provisions for maintaining the water supply site must be in place.

(b) If there is no nearby water source, the subdivider may be required to provide a reliable, year-round water supply by one of the following means: underground or frostproof tank or cistern, or pond, sized according to the recommendation of the local fire district and fire prevention specialist. Or, the subdivider may use other appropriate new technology as approved by the fire prevention specialist and local fire district.

(c) Where a proposed subdivision will be served by an existing water supply site that was ordered installed by the County within the past ten years, the subdivider must pay proportionate reimbursement, through the county, to the original water supply site installer.

(3) Fire risk rating. In evaluating a proposed subdivision, the fire prevention specialist, in consultation with the local fire district, will calculate a fire risk rating. Fire risk ratings may take into account special mitigation measures built into the design of the proposed subdivision but not addressed in the standard rating system (e.g., fuel modifications, fire sprinklers).

Proposed subdivisions which are ranked in the *high* or *extreme* fire risk category should, wherever possible, be redesigned to reduce risk to the *low* level category. Inability to achieve a *moderate* fire risk rating is sufficient grounds for the County to deny a proposed

subdivision.

(4) Additional standards in high fire hazard areas. High fire hazard areas include heads of draws, steep slopes, dense forest growth, or other hazardous wildfire components. If a proposed subdivision is located in a high fire hazard area, additional fire protection measures — or a higher standard than what is outlined above — may be recommended by the local fire district and fire prevention specialist.

(a) Homes shall not be built on slopes greater than twenty-five (25) percent or at the apex of a fire chimney.

(b) Subdivisions shall have two ingress-egress routes.

(c) Other standards (e.g., defensible space, specified roofing materials, automatic fire sprinkler systems, fuel breaks, fire management activities, and other measures outlined in the Urban-Wildlands Interface Code), as deemed necessary by the local fire district and fire prevention specialist, may be required to protect lives, property, natural resources, and scenic beauty and to assist fire suppression agencies.

15. Utilities

All public and private utilities should be placed underground when undergrounding is technically and economically feasible.

a. Underground utilities. Underground utilities, if placed in the road right-of-way, shall be located between the roadway and the right-of-way line to simplify location and repair of lines. Such underground facilities shall be installed after the road has been brought to grade and before it is surfaced, to eliminate so far as practicable the necessity for disturbing such surfacing for the connection of individual services.

b. Overhead utilities. Overhead utility lines shall be located at the rear property line, where practical. Utility facilities shall be designed by utility firms in cooperation with the subdivider, subject, however, to all applicable laws and all rules and regulations of any appropriate regulatory authority having jurisdiction over such facilities.

16. Sanitation (water supply, wastewater treatment, stormwater management, and solid waste disposal)

All water supply systems, wastewater treatment systems, stormwater management, and solid waste disposal measures shall meet the requirements of Title 76, Chapter 4, MCA (Montana Sanitation in Subdivision Act), and the regulations of the Montana Department of Environmental Quality (DEQ) (ARM 17.36.101 - 17.36.805).

a. Pursuant to Title 76, Chapter 4, MCA, DEQ shall provide water supply, water quality, and sanitation review for: proposed subdivision lots and remainders less than twenty (20) acres in size; subdivisions created by rent or lease or other conveyance; family conveyances; redesign of lot layouts; amended plats; and relocation of common boundaries requiring wells and/or wastewater treatment systems. Proposed subdivisions reviewed by DEQ under this subsection must receive DEQ approval before the governing body can issue summary or final plat approval.

b. The Madison County sanitarian shall provide water supply, water quality, and sanitation review for proposed subdivision lots and remainders of twenty (20) or more acres in size. Proposed subdivisions reviewed by the sanitarian under this subsection must receive the sanitarian's approval before the governing body can issue summary or final plat approval. A sanitation review fee will apply, as per the fee schedule provided in Appendix I.

c. No matter what size lots are proposed:

(1) The sanitation plans of proposed subdivisions are also subject to approval by the governing body.

(2) Where concerns regarding either water supply, water quality, or wastewater treatment are identified during the preliminary or summary plat review process, such concerns may prompt any or all of the following actions:

(a) The Madison County sanitarian may require, or the planning board may recommend, that the subdivision applicant be required to drill one or more test wells on the land proposed for subdivision, conduct one or more pump tests, perform groundwater monitoring, or provide any other pertinent information needed to properly evaluate the water supply, water quality, and sanitation characteristics of the site. The governing body may make any such recommendation a condition of preliminary plat approval.

(b) The planning board may, along with conditions of

preliminary or summary plat approval, issue a written statement of concerns to the governing body, whereupon the governing body shall pass this statement on to the sanitarian and/or require additional sanitation-related information from the subdivider.

(c) Where a proposed subdivision will undergo DEQ review, any expressed concerns about water quality, water supply, or wastewater treatment shall be forwarded on to DEQ by the sanitarian for DEQ's consideration.

d. Where the subdivision is within the service area of a public water supply or wastewater treatment system, the subdivider shall submit facility connection plans and specifications to the appropriate utility district and to DEQ, and shall obtain approval from both entities prior to undertaking any construction to install such facilities.

e. If a proposed subdivision is located within one mile of an existing community water supply or sewage treatment system and the proposed subdivision will neither connect to the existing community system nor provide its own community system, plat approval shall include a declaration that all present and future property owners waive their right to protest the future creation of a rural improvement district or special improvement district which would finance the connection of the subdivision to a community system. Said declaration shall appear on the face of the plat.

f. Solid waste sites/containers should be designed and located so as to be inaccessible to animals.

17. **Parkland**

Pursuant to 76-3-621, MCA, all proposed subdivisions shall meet the parkland requirements outlined below:

a. Except as provided in subsections b., c., and f. below, a subdivider shall dedicate to the governing body a cash or land donation equal to:

- (1) 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller;
- (2) 7.5% of the area of the land proposed to be subdivided into parcels larger than one-half acre and not larger than one (1) acre;
- (3) 5% of the area of the land proposed to be subdivided into parcels larger than one (1) acre and not larger than three (3) acres;

and

(4) 2.5% of the area of the land proposed to be subdivided into parcels larger than (three) 3 acres and not larger than five (5) acres.

b. When a subdivision is totally within an area for which density requirements have been adopted pursuant to a master plan under Title 76, Chapter 1, MCA or pursuant to zoning regulations under Title 76, chapter 2, MCA, the governing body may establish park dedication requirements based on the community need for parks and the development densities identified in the plans or regulations. Park dedication requirements established under this subsection are in lieu of those provided in subsection a. above and may not exceed 0.03 acres per dwelling unit.

c. A park dedication may not be required for:

- (1) a minor subdivision;
- (2) land proposed for subdivision into parcels larger than five (5) acres;
- (3) nonresidential subdivisions;
- (4) a subdivision in which parcels are not created, except when that subdivision provides permanent multiple spaces for recreational camping vehicles, mobile homes, or condominiums; or
- (5) a subdivision in which only one additional parcel is created.

d. The governing body, in consultation with the subdivider and the planning board or park board that has jurisdiction, may determine suitable locations for parks and playgrounds and, giving due weight and consideration to the expressed preference of the subdivider, may determine whether the park dedication must be a land donation, a cash donation, or a combination of both. When a combination of land donation and cash donation is required, the cash donation may not exceed the proportional amount not covered by the land donation.

e. (1) In accordance with the provisions of subsections e.(2) and e.(3) below, the governing body shall use the dedicated money or land for development, acquisition or maintenance of parks to serve the subdivision.

(2) The governing body may use the dedicated money to acquire, develop, or maintain, within its jurisdiction, parks or recreational areas or for the purchase of public open space or conservation easements only if:

- (a) the park, recreational area, open space, or conservation easement is within a reasonably close proximity to the proposed subdivision; and
- (b) the governing body has formally adopted a park plan that establishes the need and procedures for use of the money.

(3) The governing body may not use more than 50% of the dedicated money for park maintenance.

f. The governing body shall waive the park dedication requirement if:

- (1)
 - (a) the preliminary plat provides for a planned unit development or other development with land permanently set aside for park and recreational uses sufficient to meet the needs of the persons who will ultimately reside in the development; and
 - (b) the area of the land and any improvements set aside for park and recreational purposes equals or exceeds the area of the dedication required under subsection a. above;
- (2)
 - (a) the preliminary plat provides long-term protection of critical wildlife habitat; cultural, historical, or natural resources; agricultural interests; or aesthetic values; and
 - (b) the area of land proposed to be subdivided, by virtue of providing long-term protection provided in subsection f.(2)(a) above, is reduced by an amount equal to or exceeding the area of the dedication required under subsection a. above; or
 - (c) the area of the land proposed to be subdivided, by virtue of a combination of the provisions of subsections f.(1) and f.(2) above, is reduced by an amount equal to or exceeding the area or the dedication required under subsection a. above.

18. Noxious weed control

Each approved subdivision must have a noxious weed management plan approved by the Madison County Weed Board (See Appendix S., Weed Management Plan Application Form).

19. Right-to-Farm

Section 27-30-101, MCA affirms the following: "No agricultural or farming

operation, place, establishment, or facility or any of its appurtenances or the operation thereof is or becomes a public or private nuisance because of the normal operation thereof as a result of changed residential or commercial conditions in or around its locality if the agricultural or farming operation, place, establishment, or facility has been in operation longer than the complaining resident has been in possession or commercial establishment has been in operation.”

In the interests of supporting the viability of agriculture in Madison County and pursuant to 27-30-101, MCA, each subdivision application shall include a Right-to-Farm declaration, to include the notarized signatures of the landowner(s) (Appendix T). Such declaration shall be filed along with the summary or final plat. Any covenants designed to provide further protections to agricultural operations in the general vicinity of the proposed subdivision shall be plat approval covenants, also filed with the summary or final plat.

20. Wildlife and wildlife habitat protection

Review of a proposed subdivision for the effects on wildlife and wildlife habitat shall include consideration of the following factors:

- a. The types of wildlife found, or likely to be found, in the habitat where the subdivision is proposed.
- b. Whether or not the proposed subdivision is located in or adjacent to big game winter range, an elk calving area, a wildlife migration route, or an area which supports a threatened or endangered species.
- c. Whether the proposed subdivision is designed to minimize its effects on wildlife and wildlife habitat.
- d. What cumulative effect the proposed subdivision may have on wildlife populations and wildlife habitat.

A more detailed analysis of the proposed subdivision's impact on wildlife and wildlife habitat may be required as part of the environmental assessment.

If County review determines that a proposed subdivision may negatively impact wildlife and wildlife habitat, a building setback, building envelope, or other special design/development standard may be required in order to mitigate project impacts.

21. Other resource protection

In designing the development proposal, the subdivider shall consider the historic, cultural, and scenic resources of Madison County and attempt to minimize any negative impact of the proposed subdivision on such resources. In particular, the subdivider may be required to notify the Montana State Historical Society prior to submitting the subdivision application, in order to determine the potential for existing significant historic resources. If the Historical Society recommends a "walk-through" or inventory of historic resources on the land proposed for subdivision, such action shall be taken prior to submittal of the subdivision application and prior to any construction activity connected with the proposed subdivision.

If County review determines that a proposed subdivision may negatively impact the historic, cultural, and scenic resources of Madison County, a building setback, building envelope, or other special design/development standard may be required in order to mitigate project impacts.

22. Other mitigation

The County may require additional design and development standards beyond those listed in this Chapter, in order to mitigate the negative impacts of a proposed subdivision. For example, a clustered development design may be required in productive agricultural or environmentally sensitive areas.

IV-B. SPECIFIC STANDARDS

1. Construction setbacks from water bodies (not including irrigation ditches, which are addressed in subsection 3. below).

a. Purpose. The purpose of these construction setbacks is to:

- (1) Protect the water quality, floodplain, and riparian resource of the rivers and other water bodies in Madison County;**
- (2) Protect the visual resource enjoyed from these waterways; and**
- (3) Provide for the health and safety of the residents of Madison County.**

b. Applicability. The construction setbacks pertain to all buildings.

c. Setbacks. A river construction setback may be reduced if elevation

changes between the water and the land to be developed are substantial, and as long as building envelopes are designated so that any building construction, including decks, does not hang out over the bank.

(1) The minimum construction setback from the Madison River shall be 500 feet from the ordinary high water mark.

(2) The minimum construction setback from the Big Hole River, the Jefferson River, the Ruby River, the Beaverhead River, and the South Boulder River shall be 150 feet from the ordinary high water mark, unless the floodplain development permit stipulates a greater construction setback or unless analysis of the subdivider's environmental assessment identifies a need for a greater construction setback. In such cases, the greater construction setback shall prevail.

(3) The minimum construction setback from other waterways shall be 100 feet from the bank.

2. Floodplain provisions

All subdivisions shall comply with the Madison County Floodplain Management Ordinance.

Where the Madison County floodplain administrator determines that a floodplain development permit application will be required, the subdivider shall submit such application prior to submitting the subdivision application. Permit approval must be obtained before a summary or final plat can be approved (See Appendix R. for Submittal Requirements for Floodplain Permit Application).

3. Irrigation ditches

a. In accordance with 76-3-504(9), MCA, the subdivider shall establish ditch easements in the subdivision, in locations of appropriate topographic characteristics and sufficient width, to allow the physical placement and unobstructed maintenance of open ditches or below-ground pipelines for the delivery of water for irrigation to persons and lands legally entitled to the water under an appropriated water right or permit of an irrigation district or other private or public entity formed to provide for the use of the water right on the subdivision lots.

Establishment of such easements is not required if:

(1) The average lot size is one (1) acre or less and the subdivider provides for disclosure, in a manner acceptable to the governing body, that adequately notifies potential buyers of lots that are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable; or

(2) The water rights are removed or the process has been initiated to remove the water rights from the subdivided land through an appropriate legal or administrative process and if the removal or intended removal is denoted on the preliminary plat. If removal of water rights is not complete upon filing of the final plat, the subdivider shall provide written notification to prospective buyers of the intent to remove the water right and shall document that intent, when applicable, in agreements and legal documents for related sales transactions.

b. Unless otherwise provided for under separate written agreement or filed easement, the subdivider shall file and record ditch easements for unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights.

c. Whenever required by the governing body, irrigation ditch easements in subdivisions shall have a minimum width of fifteen (15) feet on each side of the centerline.

(1) The subdivider must comply with this requirement even if a ditch easement of narrower width is already filed and recorded.

(2) Because of topographical constraints or other physical reasons, the governing body may require a ditch easement of greater than fifteen (15) feet on each side of the centerline. Wider canals may also justify wider easement requirements.

4. Commercial and industrial subdivisions (also, multiple use subdivisions which include commercial and/or industrial lots)

Non-residential land uses differ in their positive and negative impacts upon a community. For this reason, commercial and industrial subdivisions and lots warrant somewhat different design and development standards as outlined below. These standards supplement those outlined

previously in this chapter.

a. Transportation design

(1) Commercial. Roads and accessory parking areas serving a proposed commercial subdivision (or commercial lots within a subdivision) shall connect to arterials and shall not generate additional traffic on local roads. Intersections of driveways from parking areas with arterials or collectors shall be designed to cause the least possible interference with traffic movement. The governing body may require frontage or service roads to provide maximum safety and convenience.

(2) Industrial. Collector streets for industrial subdivisions (or industrial lots within a subdivision) shall be planned to serve industrial areas exclusively and shall connect to arterials or non-residential collectors. The intersections of frontage or service roads from parking areas with arterials or collector streets shall be at least 125 feet apart.

(3) Service access. Provisions shall be made for service access, such as off-street loading, unloading and parking. Such provisions shall be adequate to support the proposed use(s). Parking areas shall be located so as to preclude motorists from backing onto any public right-of-way.

b. Signage. Signage shall not project or extend into a public right-of-way or block sight visibility.

c. Lighting. No lighting treatment shall, whether by brilliance or reflected light, be a detriment to surrounding properties or prevent the reasonable enjoyment of adjacent properties.

(1) Street lights shall be aimed downward.

(2) Where signs are illuminated, the illumination shall shine only on the sign or on the property on which the sign is located. Sign illumination shall not shine onto any other property in any direction, except by indirect reflection.

d. Landscaping.

(1) Perimeter. Plantings of trees and shrubs should be installed along the perimeter to provide a buffer between the proposed subdivision and adjacent land uses. The Natural Resources

Conservation Service, local conservation district, and County extension office may be consulted for advice on appropriate species.

(2) Storage, solid waste disposal. Storage or refuse areas or facilities should be screened from view of any residential area or public roadway.

(3) Maintenance of any landscaping treatments should be addressed as a property owners association covenant.

e. Fire protection. Any commercial and industrial standards contained in the Uniform Fire Code, as adopted by the State of Montana, shall apply.

5. Employee housing (See Appendix A. for definition)

Large-scale subdivisions often create a need for employee housing. Subdividers who propose a major residential, commercial, industrial, or mixed use project that will require an ongoing workforce to serve the subdivision shall make adequate provisions for employee housing, whether on-site or off-site. The amount of employee housing required will depend upon not only the size and scope of the proposed subdivision, but also the local housing supply, local housing affordability, and local economic conditions.

Employee housing should be located on land well-suited for development and accessible to public services. It should be well-designed and, as reasonably possible, structured to offer a variety of housing opportunities (e.g., both rental and ownership options). Employee housing sites shall be designed to avoid a concentration of low-income housing.

6. Subdivisions created by rent or lease

a. Additional state regulations.

(1) Mobile home and recreational vehicle parks are required to be licensed by the Montana Department of Environmental Quality under the provisions of Title 50, Chapter 52, MCA.

(2) Condominium developments must comply with all provisions of the Unit Ownership Act, Sections 70-23-102 through 70-23-703, MCA.

b. Mobile home parks. Mobile home parks are residential developments

containing mobile homes, as defined in Appendix A. Mobile home parks do not pertain to residential developments using modular or factory-built buildings, as defined in Appendix A.

(1) The proposed subdivision may be required to:

- (a) Provide an on-site enclosed storage facility.
- (b) Provide an on-site open area for storage or parking of boats, trailers, or other recreational vehicles belonging to residents of the park.
- (c) Landscape and/or fence any on-site storage areas.
- (d) Landscape and/or fence along the property boundary line in order to provide separation between adjoining land uses.

(2) Roads

- (a) All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot.
- (b) Roads shall be designed to permit safe placement and removal of mobile homes.
- (c) Roads in mobile home parks shall comply with the subdivision road standards outlined previously in subsections IV-A.9. and 10. and Table IV-1. (pp. 42-51), except that right-of-way and roadway widths may be narrower. Roads should be wide enough to accommodate the contemplated parking and traffic load. As a minimum, moving lanes must be ten (10) feet wide. In all cases, roads shall meet the following minimum right-of-way width requirements.

All entrance roads and other collectors with guest parking
on both sides36 feet

Collector with no parking30 feet

Local road with parking on one side28 feet

Local road or cul-de-sac road with no parking20 feet

One-way local road with no parking10 feet

One-way with adjacent sidewalk but no parking12 feet

[Note: These last two roadway rights-of-way are permissible only if the road is less than 500 feet in length and serves fewer than 25 mobile home

lots.]

(3) Mobile home lots. The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means. Location of lot limits on the ground shall be approximately the same as shown on the plans. The degree of accuracy obtainable with an engineer's scale and a tape is acceptable. Precise engineering of lot limits is not required either on the plans or on the ground.

Minimum Lot Area4000 sq. ft.
Minimum Lot Width 40 ft.
Minimum length may vary

(4) Mobile home stands

Single Wide12' x 50'
Double Wide24' x 50'

(a) The mobile home stand shall provide adequate support for the placement and tie-down of the mobile home. The stand shall be constructed so as not to heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other force acting on the structure.

(b) The mobile home anchors or tie-downs and their placement shall meet the minimum standards adopted by the Montana Department of Administration, Division of Architecture and Engineering.

(5) Arrangement of lots and structures

(a) Mobile home lots shall be arranged to permit the safe and practical placement and removal of mobile homes.

(b) No mobile home or its attached structures, such as awnings or carports, may be located within twenty (20) feet of any other mobile home or its attached structures.

(c) No detached structure, such as a storage shed, may be located within five (5) feet of any mobile home or its attached structures.

(d) Accessory Facilities.

(i) Non-commercial accessory facilities shall be designed and located for safe and convenient use by

residents of the park. Such facilities should be designed and located in such a manner to discourage use by non-residents.

(ii) Where commercial accessory facilities are proposed (e.g., laundry, food establishment, service station), the project shall be reviewed as a mixed use development whereby standards for both mobile home park and commercial subdivision apply.

(6) Driveways. Improved driveways shall be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be ten (10) feet.

(7) Parking. A minimum of two (2) off-street parking spaces shall be provided for each mobile home lot. One (1) guest parking space for each ten (10) mobile home lots shall be provided. Group parking may be provided.

(8) Utility systems

(a) Electrical. Electrical system installations shall be designed and constructed in accordance with the applicable State Codes.

(b) Natural gas/propane. Where natural gas is available, gas equipment and installations shall be designed and constructed in accordance with the applicable State Codes.

(9) Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order, in compliance with the recommendations of the local fire district and/or fire prevention specialist.

c. Recreational vehicle parks

(1) The proposed subdivision may be required to:

(a) Landscape and/or fence along the property boundary line in order to provide separation between adjoining land uses.

(b) Provide an off-street area for the collection of solid waste.

(2) Roads

- (a) Road alignment shall ensure adequate site distances.
- (b) Roads in recreational vehicle parks shall comply with the emergency access road standards outlined previously in Table IV-2, except that roadway width may be narrower. Roadways must, however, be wide enough to accommodate safely the contemplated parking and traffic load. Moving lanes must be at least ten (10) feet wide, and parallel parking lanes must be at least eight (8) feet wide.
- (c) Intersections of recreational vehicle park roads with local roads or major arterials and highways shall be kept to a minimum. Frontage roads may be required. Intersection design shall conform to accepted traffic safety and engineering standards.

(3) Every recreational vehicle park shall be equipped at all times with fire extinguishing equipment in good working order, in compliance with the recommendations of the local fire district and/or fire prevention specialist.

(4) Internal design

- (a) Arrangement. Recreational vehicle spaces shall be arranged to facilitate placement and removal of vehicles from individual spaces.

Minimum Lot Area1000 sq. ft.

Minimum Lot Width25 ft.

Minimum Lot Length.....may vary

(b) Accessory Facilities.

(i) Non-commercial accessory facilities shall be designed and located for safe and convenient use by residents of the park. Such facilities should be designed and located in such a manner to discourage use by non-residents.

(ii) Where commercial accessory facilities are proposed (e.g., laundry, food establishment, service station), the project shall be reviewed as a mixed use development whereby standards for both recreational vehicle park and commercial subdivision apply.

(c) Separation between vehicles, and setback from structures. Recreational vehicles shall be separated from

each other and from structures by at least ten (10) feet. Any accessory structures such as attached awnings shall, for purposes of this separation requirement, be considered part of the recreational vehicle.

(d) Setback from public roads. All recreational vehicle spaces shall be located at least twenty-five (25) feet from a public road right-of way.

(e) Location near commercial or industrial developments. The governing body may require that proposed recreational vehicle parks located adjacent to industrial or commercial land uses provide screening, such as fences and/or natural vegetation along the property boundary line separating the park from such uses.

(f) Landscaping. Vegetative plantings may be required for buffering, screening, or soil erosion protection. Landscaping plans are subject to approval by the governing body. Existing trees and other vegetation shall be preserved where possible. A buffering screen of evergreen foliage may be required along the perimeter of a proposed recreational vehicle park which abuts an arterial, major highway, or frontage access road.

d. Condominiums (and townhouses)

(1) Building placement. All buildings and structures in a condominium or townhouse development shall be located at least twenty-five (25) feet from the site boundary adjoining the right-of-way of a road or highway and fifteen (15) feet from the other boundaries of the development site.

(2) Rather than completing all required road and other improvements prior to obtaining final approval from the governing body, the subdivider may enter into a subdivision improvements agreement (sample provided in Appendix M).

(3) Development design. The proposed subdivision may be required to:

(a) Provide an on-site open area for storage or parking of boats, trailers, other recreational vehicles belonging to residents.

- (b) Landscape and/or fence any on-site storage areas.
- (c) Landscape and/or fence along the property boundary line in order to provide separation between adjoining land uses.
- (d) Provide an area for visitor parking.

8. Planned unit developments (PUD)

The subdivider may choose to submit a proposed subdivision application as a PUD.

a. Purpose. The purpose of this subsection is to allow flexibility in design and development standards, in cases where the subdivider proposes a creative concept which clusters development to promote the efficient provision of services and the preservation and enhancement of open space and other natural or cultural features. The PUD concept supports the planned development of an individual tract for either a single land use such as residential, or for a harmonious combination of land uses, such as a mixture of residential and commercial.

b. Special requirements. In addition to the standard application package requirements discussed in Chapter II. of these regulations, a PUD subdivision application must demonstrate a clustered development design and include the following information in narrative form:

- (1) A description of proposed open space and recreational facilities, roads and any other public improvements;
- (2) A description of plans for the long-term management of open space, whether commonly owned or not;
- (3) A description of plans for the long-term management of common facilities or property;
- (4) A schedule for installing proposed road and utility improvements;
- (5) A description of any proposed modifications from the design and development standards outlined in this Chapter; and
- (6) A statement of how the proposed PUD would accomplish any or all of the following purposes:
 - (a) Preserve to the maximum extent possible, the natural characteristics of the land including topography, vegetation, streams, and other bodies of water.
 - (b) Provide economies in the provision of roads and other public improvements.
 - (c) Preserve productive agricultural lands, wildlife habitat,

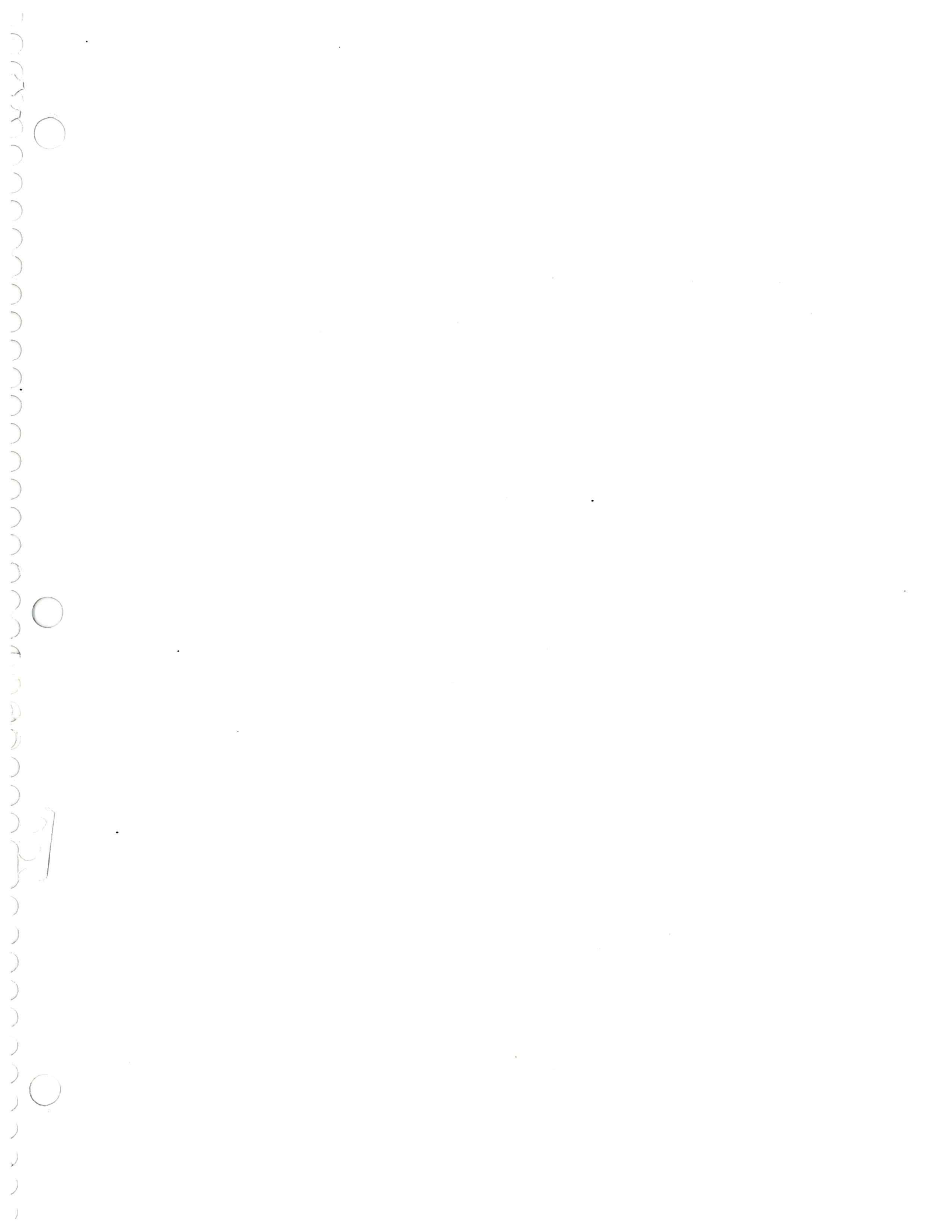
or other significant open space.

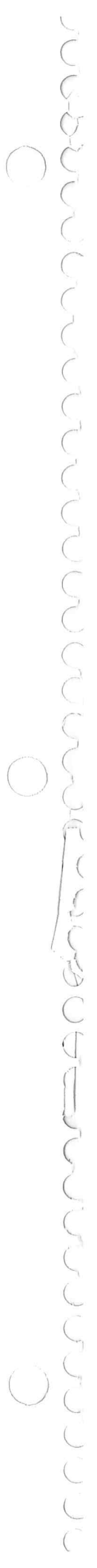
(d) Protect important historic sites or structures.

(e) Provide development facilities for recreational purposes.

A PUD project must advance three or more of the five purposes outlined in (6)(a)-(e) above.

A PUD does not have to adhere to all of the design and development standards outlined in earlier subsections of this chapter. The planning board shall consider any request for modified standards as a part of its overall review of the proposed PUD. Such request for modifications shall not be treated as a variance request, as described in Chapter V., Section B. of these regulations.





V. ADMINISTRATIVE PROVISIONS

V-A. SCHEDULE OF FEES

Pursuant to 76-3-602, MCA, the governing body may establish reasonable fees to be paid by the subdivider to defray the expense of reviewing subdivision plats. A schedule of fees is contained in Appendix I. of these regulations. The fee schedule shall also be made available in the County Courthouse. Applications for subdivision review shall not be accepted unless accompanied by all applicable fees.

V-B. VARIANCES

1. Application Requirements

Where a variance from one or more of the design and development standards outlined in Chapter IV. of these regulations is sought as a part of the subdivision application, the subdivider shall submit a variance application form (Appendix U) and appropriate variance review fee (Appendix I.), along with the subdivision application package.

If a subdivider seeks more than one variance, the subdivision application package shall contain a separate variance application form and fee for each variance request.

2. Special Application Requirements

In addition to the variance application requirements outlined in subsection 1. above, requests for a variance from any of the construction setbacks outlined in Chapter IV-B.1. of these regulations must be accompanied by information and/or proposed building design restrictions demonstrating that the water quality, floodplain, riparian area, and visual resources will be adequately protected.

3. Application Review and Decision (Process is outlined in accordance with 76-3-506, MCA)

a. Public notification and review. The variance request shall be noted in all written public notifications issued by the County and the subdivider regarding the proposed subdivision.

b. Public hearing requirement. The variance request shall be considered by the planning board at a properly noticed public hearing, whether or not the proposed subdivision itself requires a public hearing.

c. Planning board review and recommendation. The planning board shall consider the variance request and make a written recommendation to the governing body, as to whether the variance request should be approved or denied. The planning board's recommendation shall contain findings of fact which address the criteria outlined in subsection 4. below.

d. Governing body review and action. The governing body shall consider the variance request, the planning board's recommendation, and all other pertinent information at its public meeting to review the proposed subdivision. The governing body may approve or deny the variance. In granting a variance, the governing body may impose such conditions as will, in its judgment, secure substantially the objectives of these regulations. Whenever a variance request is granted, the governing body's motion of subdivision approval shall contain a statement describing the variance and the findings of facts and conditions supporting its approval.

4. Review Criteria

Pursuant to 76-3-506, MCA, the governing body may grant a variance from the design and development standards of these regulations when strict compliance will result in undue hardship on the subdivider and when it is not essential to the public welfare.

A variance approval shall not have the effect of nullifying the intent and purpose of these regulations.

The governing body shall approve a variance request only if it finds that, based on the evidence of the specific case:

a. The variance will not be detrimental to the public health, safety, or general welfare, or injurious to other adjoining properties;

b. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of these regulations is enforced.

c. The variance will not cause a substantial increase in public costs; and

d. The variance will not in any manner place the proposed subdivision in non-conformance with any adopted zoning regulations or in substantial non-compliance with the Madison County Comprehensive Plan.

The governing body may not grant a variance which will allow building in areas located within the floodway of a flood of 100-year frequency as defined by Title 76, Chapter 5, MCA.

Notwithstanding b. above, an innovative development proposal which does not circumvent the purpose of these regulations may be reason for a variance approval.

5. Variance Requests after Preliminary Plat Approval

A subdivider who has received preliminary plat approval may request a variance from one or more of the design and development standards outlined in Chapter IV. of these regulations. Where such a variance is sought, the subdivider shall submit a variance application form (Appendix U) and appropriate variance review fee (Appendix I) at least 30 days prior to the date of the planning board's public hearing on the variance request. The variance request must be reviewed by the planning board at least by its second regularly scheduled meeting from when the request was received.

At least 30 days prior to the planning board public hearing, the subdivider is required to: (a) notify each adjoining property owner and any existing property owners association potentially affected by the project as determined by the planner, by certified and return receipt mail; and (b) post a notice of the variance request at one or more conspicuous places on the boundaries of the property.

Review of this type of variance request shall follow the same process as outlined above. The planner shall notify the subdivider, each adjoining property owner, and any existing property owners association potentially affected by the project as determined by the planner, of the public hearing before the planning board, by certified and return receipt mail not less than 15 days prior to the date of the hearing.

V-C. AMENDMENT OF REGULATIONS

Before the governing body amends these regulations, it may seek the planning board's recommendation and it shall hold a public hearing. The governing body shall give public notice of its intent to amend these regulations and of the public hearing by publication of notice of the time and place of the hearing in a

newspaper of general circulation in the County not less than fifteen (15) or more than thirty (30) days prior to the date of the hearing.

V-D. TRANSFER OF TITLE

1. Preliminary and final plats

Pursuant to 76-3-301(1), MCA and except as noted below, every final subdivision plat must be filed for record with the Madison County clerk and recorder before title to the subdivided land can be sold or transferred in any manner. The clerk and recorder shall refuse to accept any plat for record that fails to have the governing body's approval in proper form.

Pursuant to 76-3-303, MCA, after the preliminary plat of a subdivision has been approved or conditionally approved, the subdivider may enter into contracts to sell lots in the proposed subdivision if all of the following conditions are met:

- a. That under the terms of the contracts, the purchasers of lots in the proposed subdivision make any payments to an escrow agent which must be a bank or savings and loan association chartered to do business in the State of Montana;
- b. That under the terms of the contracts and the escrow agreement, the payments made by purchasers of lots in the proposed subdivision may not be distributed by the escrow agent to the subdivider until the final plat of the subdivision is filed with the clerk and recorder;
- c. That the contracts and the escrow agreement provide that if the final plat of the proposed subdivision is not filed with the clerk and recorder within two (2) years of the preliminary plat approval, the escrow agent shall immediately refund to each purchaser any payments made under the contract;
- d. That the county treasurer has certified that no real property taxes assessed and levied on the land to be divided are delinquent; and
- e. That the contracts contain the following language conspicuously set out therein: "The real property which is the subject hereof has not been finally platted, and until a final plat identifying the property has been filed with the county clerk and recorder, title to the property cannot be transferred in any manner."

2. In accordance with 47 Op. Att'y Gen. No. 10 (1997), the clerk and recorder may refuse for recording a United States government lot or an aliquot part of a government survey section less than 160 acres or less than one-quarter section aliquot part, unless it is described as an individual parcel of land in a prior deed or unless it is being segregated and conveyed in compliance with the Montana Subdivision and Platting Act.
3. Subdivisions created by rent or lease or other conveyance

Pursuant to 76-3-208, MCA, subdivisions created by rent or lease are exempt from the surveying and filing requirements of this chapter but must be submitted for review and approved by the governing body before portions thereof may be rented or leased.

V-E. ENFORCEMENT

1. Unlawful transfers or conveyances

If transfers or conveyances not in accordance with Section V-D. above are made, the county attorney shall commence action to enjoin further sales or transfers and compel compliance with all provisions of the Montana Subdivision and Platting Act and these regulations. The cost of such action shall be imposed against the party not prevailing.

2. Violations or Appeals

- a. Pursuant to 76-3-105, MCA, any person who violates any provision of the Montana Subdivision and Platting Act or these regulations shall be guilty of a misdemeanor and punishable by a fine of not less than \$100.00 or more than \$500.00 or by imprisonment in a county jail for not more than three (3) months or by both fine and imprisonment. Each sale, lease, or transfer of each separate parcel of land in violation of any provision of the Act or these regulations shall be deemed a separate and distinct offense.

- b. Actions against the governing body, pursuant to 76-3-625, MCA.

(1) A person who has filed with the governing body an application for a subdivision under the Montana Subdivision and Platting Act may bring an action in district court to sue the governing body to recover actual damages caused by a final action, decision, or order of the governing body or a regulation adopted pursuant to the Act

that is arbitrary or capricious.

(2) A party identified in subsection (3) below who is aggrieved by a decision of the governing body to approve, conditionally approve, or disapprove a proposed preliminary plat or final subdivision plat may, within 30 days after the decision, appeal to the district court in the county in which the property involved is located. The petition must specify the grounds upon which the appeal is made.

(3) The following parties may appeal under the provisions of subsection (2) above:

(a) The subdivider;

(b) A landowner with a property boundary contiguous to the proposed subdivision or a private landowner with property within the county or municipality where the subdivision is proposed if that landowner can show a likelihood of material injury to the landowner's property or its value;

(c) a nearby municipality, as described in 7-1-4111, MCA.

(d) For the purposes of this section, "aggrieved" means a person who can demonstrate a specific personal and legal interest, as distinguished from a general interest, who has been or is likely to be specially and injuriously affected by the decision.

V-F. VACATION OF RECORDED PLATS

Pursuant to 76-3-305, MCA, any recorded plat may be vacated either in whole or in part, as provided by 7-5-2501, 7-5-2502, 7-14-2616(1) and (2), 7-14-2617, 7-14-4114(1) and (2), and 7-14-4115, MCA. Upon vacation, the governing body or the district court, as provided in 7-5-2502, MCA, shall determine to which properties the title to the streets and alleys of the vacated portions must revert. The governing body or the district court, as provided in 7-5-2502, MCA, shall take into consideration the previous platting; the manner in which the right-of-way was originally dedicated, granted, or conveyed; the reasons stated in the petition requesting the vacation; the parties requesting the vacation; and any agreements between the adjacent property owners regarding the use of the vacated area. The title to the streets and alleys of the vacated portions may revert to one or more of the owners of the properties within the platted area adjacent to the vacated portions.

However, when any poleline, pipeline, or any other public or private facility is located in a vacated street or alley at the time of the reversion of the title to the

vacated street or alley, the owner of the public or private utility facility has an easement over the vacated land to continue the operation and maintenance of the public utility facility.

V-G. CORRECTION OF RECORDED PLAT

1. By governing body

Pursuant to 76-3-614, MCA, when a recorded plat does not definitely show the location or size of lots or blocks or the location or width of any street or alley, the governing body may at its own expense cause a new and correct survey and plat to be made and recorded in the office of the Madison County clerk and recorder. The corrected plat must, to the extent possible, follow the plan of the original survey and plat. The surveyor making the resurvey shall endorse the corrected plat referring to the original plat and noting the defect existing therein and the corrections made.

2. By landowner

A landowner or landowner's representative may submit a corrected final plat to the governing body for review and approval. Eligible correction(s) are only those drafting or surveying errors that, in the judgment of the governing body, do not materially alter the plat. The plat shall be entitled, "Corrected Plat of the (name of subdivision) Subdivision". The surveyor issuing the corrected plat shall endorse its face, refer to the original plat, note the defect existing therein, and explain the correction(s) made on the face of the new plat.

3. Filing of corrected plats

Once the governing body has reviewed and approved a corrected plat, it may be filed with the Madison County clerk and recorder.

V-H. AMENDMENT OF RECORDED PLAT

1. Exemption from Amended Plat Review

Pursuant to 76-3-207(1)(d) and (e), MCA, the following plat amendments are exempt from review as a subdivision:

- a. For five (5) or fewer lots, the relocation of common boundaries;

- b. For five (5) or fewer lots, the aggregation of lots; and
- c. Divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.

2. Amended Plat Review

The governing body shall review and approve all other amended plats.

Pursuant to 76-3-207(2)(a), MCA, within a platted subdivision filed with the county clerk and recorder, a division of lots that results in an increase in the number of lots or which redesigns or rearranges six (6) or more lots must be reviewed and approved by the governing body, and an amended plat must be filed with the county clerk and recorder. Prior to the governing body's review and action, the amended plat request shall undergo subdivision review, in accordance with Chapter II of these regulations and the fee schedule outlined in Appendix I.

Where other types of changes to a filed final plat or plan are proposed (e.g., land uses, building setback requirements, road and utility easements), the governing body may determine that the proposed changes constitute a material alteration to the original plat or plan. In such cases, the governing body may require the amended plat request to undergo subdivision review, in accordance with Chapter II of these regulations and the fee schedule outlined in Appendix I.

VI. SUBDIVISION EXEMPTIONS

Divisions of land meeting one or more of the descriptions listed below are not subject to review under Chapter II. of these regulations, but they may be subject to some procedural requirements. When and where state law changes the exemption criteria, then these regulations will automatically follow the new state law when it becomes effective.

VI-A. PURPOSE

Montana state statutes provide that certain divisions of land which would otherwise constitute subdivisions are exempt from local subdivision review and approval, unless the transactions are an attempt to evade the Montana Subdivision and Platting Act (76-3-101 et seq., MCA).

The purpose of this Chapter is to outline (a) the types of allowable exemptions, (2) the exemption request and review procedures used by Madison County for certain exemptions, and (3) the evasion criteria used by Madison County to determine whether or not the proposed use of certain exemptions would evade the Act.

VI-B. TYPES OF EXEMPTIONS

Table VI-1. summarizes the divisions of land which, under 76-3-101 et seq., MCA and 76-4-101 et. seq., MCA, are exempt from subdivision review, survey requirements, and/or sanitation review.

1. Subdivision Exemptions Within Platted Subdivisions – Subject to Survey Requirements
 - a. For five (5) or fewer lots, the relocation of common boundaries (commonly called boundary adjustment).
 - b. For five (5) or fewer lots, the aggregation of lots.
 - c. The relocation of a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas.
 - d. Condominiums constructed on land divided in compliance with 76-3-101 et seq., MCA.
2. Subdivision Exemptions Outside of Platted Subdivisions – Subject to Survey Requirements

TABLE VI-1.
[Table adapted from Ravalli County
Subdivision Regulations of 1/97]

Summary of Exemptions from Surveying Requirements, Subdivision Review, and Sanitation Review

	Exemptions from Surveying Requirements		Exemptions from Subdivision Review		Exemptions from Sanitation Review	
	Exempt	Citation Allowing the Exemption	Exempt	Citation Allowing the Exemption	Exempt	Citation Allowing the Exemption
Within Platted Subdivisions						
Aggregation of Lots for 5 or fewer lots	No	---	Yes	76-3-207(1)(d) MCA	Yes (2)	ARM 16.16.605(2)(d),(e)
Boundary Relocation for 5 or fewer lots	No	---	Yes	76-3-207(1)(d) MCA	Yes (2)	ARM 16.16.605(2)(d),(e)
Boundary Relocation With Platted & Unplatted Land	No	---	Yes	76-3-207(1)(e) MCA	No	---
Condominiums	No	---	Yes	76-3-203 MCA	No	---
Outside of Platted Subdivisions						
Boundary Relocation	No	---	Yes	76-3-207(1)(e) MCA	No	---
Family Transfer	No	---	Yes	76-3-207(1)(b) MCA	No	---
Agricultural Covenant	No	---	Yes	76-3-207(1)(c) MCA	Yes	ARM 16.16.605(1)(h)
Aggregation of Parcels	No	---	Yes	Implicit	No	---
Condominiums	No	---	No	---	No	---
Within and Outside of Platted Subdivisions						
Major Subdivision	No	---	No	---	Yes (3)	76-4-124 MCA
Minor Subdivision	No	---	No	---	Yes (3)	76-4-124 MCA
Eminent Domain, Condemnation, Order of Court	Yes (4)	76-3-201(a) MCA	Yes	76-3-201(a) MCA	Yes	76-4-125(2)(e) MCA
Security for Const. Mortgage, Lien, Trust Indenture	Yes (4)	76-3-201(b) MCA	Yes	76-3-201(b) MCA	Yes	76-4-125(2)(e) MCA
Oil, Gas, Water or Mining Claim	Yes (4)	76-3-201(c) MCA	Yes	76-3-201(c) MCA	Yes	76-4-125(2)(e) MCA
Cemetery Lots	Yes (4)	76-3-201(d) MCA	Yes	76-3-201(d) MCA	Yes	76-4-125(2)(e) MCA
Life Estate	Yes (4)	76-3-201(e) MCA	Yes	76-3-201(e) MCA	Yes	76-4-125(2)(e) MCA
Farming and Agricultural Lease	Yes (4)	76-3-201(f) MCA	Yes	76-3-201(f) MCA	Yes	76-4-125(2)(e) MCA
Certain State-Land Divisions	Yes	76-3-205 MCA	Yes	76-3-205 MCA	No	---
Highway Relocation	Yes	76-3-209 MCA	Yes	76-3-209 MCA	Yes	ARM 16.16.605(2)(c)
Retracement Surveys	No	---	Yes	Implicit	Yes	Implicit
Utility Siting, Easements, etc.	No	---	No	---	Yes	76-4-125(2)(c) MCA
Correction Survey	No	---	Yes	Implicit	Yes	Implicit
Affidavit of Correction	Possibly	Implicit	Yes	Implicit	Yes	Implicit
Correct Construction Errors	No	---	Yes	---	Yes	ARM 16.16.605(2)(b)

Notes: 1. This is a summary only, intended to show the various exemptions in a simple format. Specific provisions of this Code and State law apply in all cases.
2. Exempt only when the lots are served by public water and sewer, or the plat indicates such facilities will not be erected.
3. Exempt only when the subdivision meets all of the requirements as outlined in Section 76-4-124, MCA.
4. A survey may be filed if the applicable exemption is cited on the of the plat.
MCA denotes Montana Code Annotated.

- a. The relocation of common boundaries between adjoining properties (commonly called boundary adjustment).
- b. A single gift or sale to each member of the landowner's immediate family (commonly called family conveyance).
- c. Land divisions made by gift, sale, or agreement to buy and sell in which the parties to the transaction enter a covenant running with the land and revocable only by mutual consent of the governing body and the property owner, that the divided land will be used exclusively for agricultural purposes (commonly called agricultural exemption).

3. Subdivision Exemptions Within and Outside of Platted Subdivisions -- Not Subject to Survey Requirements

Any division of land that:

- a. Is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30.

Pursuant to 76-3-201(2), MCA, before a court of record orders this type of division of land, the court shall notify the governing body of pending division and allow that governing body to present written comment on the division. In preparing its written response on the division, the governing body shall consider:

- (1) provision of legal and physical access to the land in question;
- (2) provision of utility easements, including irrigation ditch easements;
- (3) the public interest criteria outlined in 76-3-608(3)(a), MCA;
- (4) the three additional public interest criteria outlined in Chapter II, Section E.2.c. of these regulations; and
- (5) whether or not the division would be in substantial compliance with the Comprehensive Plan.
- (6) whether or not the division is legally described and recordable.

The governing body shall also suggest to the court, that it require the landowner to have the land surveyed and then file a certificate of survey, including a legal description.

- b. Is created to provide security for construction mortgages, liens, or trust indentures (commonly called mortgage exemption).
- c. Creates an interest in oil, gas, minerals, or water that is severed from the surface ownership of real property.

- d. Creates cemetery lots.
- e. Is created by the reservation of a life estate.
- f. Is created by lease or rental for farming and agricultural purposes.
- g. Is a division of state-owned land, unless the division creates a second or subsequent parcel from a single tract for sale, rent, or lease for residential purposes after July 1, 1974.

Also:

- a. Instruments of transfer of land which is acquired for state highways may refer by parcel and project number to state highway plans which have been recorded in compliance with 60-2-209, MCA. If such parcels are not shown on highway plans of record, instruments of transfer of such parcels shall be accompanied by and refer to appropriate certificates of survey and plats when presented for recording [Note: County road easements and rivers may not automatically create property boundaries].
- b. The sale, rent, lease, or other conveyance of one or more parts of a building, structure, or other improvement, whether existing or proposed, situated on one or more parcels of land.
- c. Deeds, contracts, leases, or other conveyances executed prior to July 1, 1974.

VI-C. EXEMPTION REQUEST AND REVIEW PROCEDURES (PERTINENT TO EXEMPTIONS LISTED IN SUBSECTIONS 1a., 1c., 2a., 2b., 2c., and 3b. above)

1. Request for Exemption. Any landowner seeking an exemption from the requirements of the Montana Subdivision and Platting Act, as set forth in Sections 76-3-201(1)(b), MCA and 76-3-207(1)(a), (b), (c), and (d), MCA, shall submit to the Madison County clerk and recorder three (3) sets of the following items:
 - a. As required, a certificate of survey in either draft or final form.
 - b. A completed Request for Exemption Review (Appendix V).
 - c. Any supporting documents or evidence of entitlement to the claimed exemption.
2. Exemption Request Review by Evasion Review Board. The clerk and recorder shall distribute the exemption request materials to the evasion review board (See Appendix A for definition). The evasion review board shall meet to review the proposed exemption. The landowner requesting the exemption shall be notified in advance of the evasion review board meeting. In accordance with the Montana open meeting law, evasion review board meetings shall be properly noticed.

At the meeting, the evasion review board will consider whether or not the proposed exemption is exempt from the Montana Subdivision and Platting Act (76-3-101 et seq., MCA) and the Sanitation in Subdivision Act (76-4-101 et seq., MCA), as well as the criteria listed in Section VI-D. below (See also Appendix W. for evasion review checklist). All three members of the evasion review board must participate in the review. Each evasion review board member may have a designated alternate to serve in his or her absence.

Within fifteen (15) working days of the clerk and recorder's receipt of a complete set of the exemption request materials, the evasion review board shall review the exemption request.

If the board finds that the proposed exemption meets the statutes and the criteria stated herein, it shall approve the exemption request. If the board finds that the proposed exemption does not meet the statutes and the criteria stated herein, it shall deny the exemption request. The clerk and recorder shall notify the landowner or landowner's representative of the board's decision.

The board shall approve or disapprove the exemption request within twenty (20) working days of the clerk and recorder's receipt of the complete submittal.

Action on an exemption request may be deferred if the evasion review board determines it contains inaccurate or incomplete information. In such a case, the "clock" starts over once the clerk and recorder receives the revised material.

3. **Certification of Exemption.** Where required, a certificate of survey pertaining to any division of land which is created according to one of the subdivision exemptions listed above may not be filed by the clerk and recorder unless it bears the acknowledged certificate of property owners stating that the division of land in question is exempted from review as a subdivision and citing the applicable exemption [8.94.3002(5)(a), ARM].
4. **Appeal.** A landowner whose exemption request has been denied may submit a written appeal of the decision to the governing body within twenty (20) working days after receiving notification of the evasion review board's decision. The appeal must be accompanied by an explanation of why the proposed exemption should be approved. The governing body may reverse the decision of the evasion review board.
5. **To assist in the monitoring and enforcement of the criteria listed in**

Section VI-D. below, the clerk and recorder shall incorporate the following abbreviations into the certificate of survey filing system.

ME Mortgage Exemption [76-3-201(1)(b), MCA]
BA Boundary Adjustment [76-3-207(1)(a) and (d), MCA]
FC Family Conveyance [76-3-207(1)(b), MCA]
AE Agricultural Exemption [76-3-207(1)(c), MCA]

VI-D. EVASION CRITERIA

1. General Criteria

In its review of an exemption request, the evasion review board shall consider all of the surrounding circumstances. These circumstances may include, but are not limited to, the following: (a) the prior history of the tract in question; (b) whether the claimant has engaged in prior exempt transactions involving the tract; (c) the configuration of the tracts if the proposed exempt transaction is completed; and (d) any pattern of exempt transactions that will result in the equivalent of a subdivision without local government review.

2. Specific Criteria

a. Use for Family Conveyance

(1) Statement of Intent. The intention of this exemption is to allow a landowner to convey one parcel to each member of the immediate family (See Appendix A for definition) without local subdivision review. A single parcel may be conveyed to each member of the immediate family under this exemption in each county where the landowner owns property.

(2) The proposed use of the family conveyance exemption to divide tracts of land under an overall development plan exhibiting such characteristics as common roads, utility easements, restrictive covenants, open spaces, a common marketing or promotional scheme, or other similar characteristics, shall be presumed to be adopted for purposes of evading the Act.

(3) The proposed use of the family conveyance exemption must not create more than one remainder parcel of less than 160 acres.

(4) The proposed use of this exemption must not divide a tract that

was created through use of an exemption.

(5) The deed transferring the land shall accompany the COS at the time of recording.

b. Use for Agriculture (Agricultural Exemption).

(1) Statement of Intent. The intention of this exemption is to allow a landowner to create a parcel without local subdivision and sanitation review, where the land will be used only for the raising of crops or livestock or for the preservation of open space, and where no residential, commercial or industrial buildings will be built.

(2) Permitted buildings. Agricultural sheds, outbuildings, and wells for stock watering are permitted. Facilities for the commercial processing of agricultural products are prohibited.

(3) The parties to the transaction must enter into a covenant (See Appendix X. for a sample covenant) running with the land and revocable only by mutual consent of the governing body and the landowner, that the divided land will be used exclusively for agricultural purposes or open space. The covenant must be signed by both the property owner and the buyer or lessee in the presence of a notary public.

(4) Any change in use of the land for other than agricultural purposes subjects the division to review as a subdivision.

(5) Revocation of the agricultural exemption shall come only as a part of the governing body's approval of the division of land as a subdivision (See Appendix Y. for Request Form to Lift an Agricultural Exemption).

c. Relocation of Common Boundary (Boundary Adjustment)

(1) Statement of Intent. The intended purpose of this exemption is to allow a change in the location of a boundary line between two parcels and to allow a transfer of a tract to effect that change in location without local subdivision review.

(2) Certificates of survey claiming this exemption must clearly distinguish between the existing boundary location and the new boundary. This shall be accomplished by representing the existing boundary with a dashed line and the new boundary with a solid

line. The appropriate landowner certification must be included on the certificate of survey.

(3) Where the boundary adjustment will affect more than one set of landowners, a certificate of survey showing the relocation of common boundary lines must be accompanied by a quit claim deed from the adjoining property owner(s) for the newly described parcel or parcels.

(4) The boundary adjustment must not result in the permanent creation of an additional parcel of land.

d. Division to Provide Security for a Construction Mortgage, Lien or Trust Indenture

(1) When this exemption is to be used, the landowner shall submit to the clerk and recorder:

(a) The deed, trust indenture or mortgage for the exempt parcel (which states that the tract of land is being created only to secure a construction mortgage, lien or trust indenture);

(b) A statement explaining who will have title to and possession of the balance of the original parcel after title to the exempted parcel is conveyed; and

(c) A signed statement from a lending institution that the creation of the exempted parcel is necessary to secure a construction loan for buildings or other improvements on the parcel.

(2) The use of this exemption will be presumed to have been adopted for the purposes of evading the Act if the certificate of survey or deed to be filed demonstrates that:

(a) More than one new parcel will be created;

(b) The financing is for construction on land other than the exempted parcel; and

(c) The person named in the statement explaining who would have possession of the remainder parcel if title to the exempted parcel is conveyed to anyone other than the borrower of funds for construction.

VI-E. SPECIAL REQUIREMENTS

1. County treasurer. Division of lands under 76-3-207, MCA may not be made unless the county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.
2. Examining land surveyor. Pursuant to 76-3-611(2)(a), MCA, the governing body may require that certificates of survey be reviewed for errors and omissions in calculation or drafting by an examining land surveyor before recording with the clerk and recorder. If an examining land surveyor has reviewed a certificate of survey or amended plat and found it to meet the surveying and filing requirements of the Montana Subdivision and Platting Act, the examining land surveyor shall certify the compliance in a printed or stamped certificate on the certificate of survey or plat. The certificate or plat must be signed by the examining land surveyor. Fees for the examining land surveyor will be paid by the person submitting the plat or survey.

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APPENDICES

APPENDIX A.	Definitions
APPENDIX B.	Review Agencies and Sources of Information
APPENDIX C.	Subdivision Assessment Form
APPENDIX D.	Environmental Assessment
APPENDIX E.	Land Stewardship Plan and Guidelines
APPENDIX F.	Reviewing for Comprehensive Plan Compliance -- Evaluation Checklist (for Overall Development Plans and Proposed Subdivisions)
APPENDIX G.	Preliminary Plat Checklist
APPENDIX H.	Subdivision Application Form
APPENDIX I.	Fee Schedule
APPENDIX J.	Sample Notification Letter
APPENDIX K.	Final Plat Checklist
APPENDIX L.	Final Plat Application Form
APPENDIX M.	Sample Public Improvements Agreement, Guarantees, and Letter of Credit
APPENDIX N.	DEQ Checklist
APPENDIX O.	County Sanitarian Checklist
APPENDIX P.	Summary Plat Application Form
APPENDIX Q.	Summary Plat Checklist
APPENDIX R.	Submittal Requirements for Floodplain Permit Application
APPENDIX S.	Noxious Weed Management Plan Application Form
APPENDIX T.	Declaration of Right to Farm, Declaration of Emergency Services Information
APPENDIX U.	Variance Application Form
APPENDIX V.	Request for Exemption Review
APPENDIX W.	Evasion Review Checklist
APPENDIX X.	Sample Agricultural Covenant
APPENDIX Y.	Request Form to Lift an Agricultural Exemption
APPENDIX Z.	County Encroachment (Access) Permit Application
APPENDIX AA.	Other Sample Documents and Guidelines to Assist with Filing of Summary or Final Plat

APPENDIX A. DEFINITIONS

Whenever the following words or phrases appear in this text, they shall have the meaning assigned to them by this section. When not consistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "shall" is always mandatory, and the word "may" indicates use of discretion in making decisions.

ACCESS:

- a. Emergency (or Secondary) Access means an ingress or egress route available to emergency service and other vehicles during an emergency situation.
- b. Legal Access means the subdivision abuts either a public street or road, or a private easement that provides right of access to the lot.
- c. Physical Access means a road which conforms to County development standards and provides vehicular access to the subdivision.

ACCESSORY USE: A land use which is clearly secondary and incidental to the primary land use.

ADJOINING PROPERTY OWNERS: Each owner of record, and each purchaser under contract for deed of property immediately adjacent to the land being proposed for subdivision.

AFFORDABLE HOUSING: Housing that is affordable to low-or-moderate income persons as defined by the U.S. Department of Housing and Urban Development (HUD), and that is maintained for occupancy exclusively for such persons for a period of time agreed to by the subdivider and governing body.

AGGRIEVED PERSON: A person who can demonstrate a specific personal and legal interest, as distinguished from a general interest, who has been or is likely to be specially and injuriously affected by a subdivision decision of the governing body.

AGRICULTURAL WATER USER FACILITY: Any part of an irrigation system used to produce an agricultural product on property used for agricultural purposes.

AGRICULTURE: The practice of cultivating the ground, raising crops, and/or rearing animals.

ALIQOT PART: A portion of a United States government lot or section of land. For

example, quarter sections are called 1/4 aliquot parts, meaning four (4) equal parts.

APPLICANT: A person, or a person's agent, who submits a subdivision application under these regulations.

AQUIFER: A layer of rock which holds water and allows water to percolate through it.

BIG GAME WINTER RANGE: Habitat which supports the larger hunted animals (e.g., deer, elk, and moose) during the winter months.

BLOCK: A group of lots, tracts or parcels within well-defined fixed boundaries.

BUFFER AREA OR ZONE: A landscaped area or area of natural vegetation which is intended to separate uses, partially obstruct the view between uses, and/or serve as an attractive boundary.

BUILDING: A structure having a roof supported by walls or columns, or other supports intended for the shelter or enclosure of persons, animals, or moveable property.

BUILDING ENVELOPE: On a lot, a specified area within which any and all building construction will occur.

CASH-IN-LIEU: A cash payment which is made by the subdivider and which equals the assessed value of the land that would otherwise have been dedicated for park purposes.

CASH DONATION: The fair market value of the unsubdivided, unimproved land (refers to parkland dedication).

CERTIFICATE OF SURVEY: A drawing of a field survey prepared by a registered surveyor for the purpose of disclosing facts pertaining to boundary locations.

CISTERN: A water storage tank which is buried underground below frost level. Cisterns for fire control must have proper hookup (e.g., dry hydrant).

CLUSTERED DEVELOPMENT, OR CLUSTERING: Grouping houses on part of a property while maintaining a large amount of open space on the remaining land.

COMMERCIAL: Commercial enterprises involve wholesale trade, retail trade, professional services, and/or personal services.

COMMUNITY PLAN: A publicly prepared neighborhood or vicinity plan which is adopted as an amendment of the County's overall comprehensive plan (see below). In

order for a community plan to be included in the County comprehensive plan, the community plan must be consistent with the County comprehensive plan. A community plan is considered current if it is no more than ten (10) years old.

COMPREHENSIVE PLAN (or master plan or "growth policy", as described in 76-1-103(4), MCA): A publicly prepared plan which describes current and future conditions of a community or county, outlines goals and objectives for land use and other features of community life, and recommends implementation measures designed to help achieve the goals.

CONDOMINIUM: A form of individual ownership with unrestricted right of conveyance of one or more units in a multiple-unit project, with the land and all other parts of the project held in common ownership or use with owners of all units.

CONSTRUCTION SETBACK: The minimum distance that structures may be located from lot lines, street right-of-ways, rivers, and riparian areas.

CORNER: Unless otherwise qualified, this means a property corner or a property controlling corner or a public land survey corner or any combination of these.

- a. Property corner is a geographic point on the surface of the earth and is on, a part of, and controls a property line.
- b. Property controlling corner for a property is a public land survey corner or any property corner which does not lie on a property line of the property in question but which controls the location of one or more of the property corners of the property in question.
- c. Public land survey corner is any corner actually established and monumented in an original survey or resurvey used as a basis of legal description for issuing a patent for the land to a private person from the United States government.

COVENANT: An agreement, in writing, of two or more parties by which any of the parties pledges to the others that something is done or shall be done.

- a. Property owners association covenants. Those covenants created in conjunction with a property owners association. Such covenants outline the powers and duties of the association, including maintenance and repair of common areas, enforcement of use and building design restrictions, and establishment and collection of assessments.
- b. Plat approval covenants. Those covenants required by the governing body as a condition of plat approval. Such covenants may outline a wide range of development restrictions, such as fire prevention measures, wildlife protection measures, and agricultural protection measures. Plat approval covenants are enforceable by the governing body.

CUT AND FILL: The excavating of material in one place and depositing of it as fill in an adjacent place.

DEDICATION: The deliberate appropriation of land by an owner for any general and public use, reserving to the landowner no rights that are incompatible with the full exercise and enjoyment of the public use to which the property has been devoted.

DEFENSIBLE SPACE: An area surrounding a building or structure where measures are taken to reduce the chances of a fire spreading to or from the building or structure. Typical measures include tree thinning and removal of other flammable debris and fuel.

DENSITY: The number of buildings or housing units on a particular area of land.

DIVISION OF LAND: The segregation of one or more parcels of land from a larger tract held in single or undivided ownership by transferring, or contracting to transfer, title to or possession of a portion of the tract or properly filing a certificate of survey or subdivision plat establishing the identity of the segregated parcels pursuant to the Montana Subdivision and Platting Act. The conveyance of a tract of record or an entire parcel of land that was created by a previous division of land is not a division of land.

DRAINAGE: A general term applied to the removal of surface or subsurface water from a given area, either by gravity or by pumping.

DRAINAGE DETENTION STRUCTURE: A structure designed to collect and temporarily store stormwater with subsequent gradual release of the stormwater.

DRAINAGE RETENTION STRUCTURE: A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

DRAINAGE SYSTEM: The surface and subsurface system for the removal of water from the land, including both the natural elements of streams, marshes, swales, and ponds, whether of an intermittent or continuous nature, and manufactured elements including culverts, ditches, channels, retention facilities, and storm sewers.

DRIVEWAY: A vehicular accessway that typically services only one residence, but may serve two.

DRY HYDRANT: A pipe that leads to a water source, but has no pressure of its own. Firefighters attach fire hoses to dry hydrants and draft water from the water source to supply water to apparatus and pumps. The portion of the piping containing water must be below frost level.

DWELLING UNIT: A residential structure in which a person or persons reside.

EASEMENT: A right to use land, other than as a tenant, for a specific purpose; such right being held by someone other than the person who holds title to the land.

a. Conservation easement is a voluntary restriction of land use, particularly with respect to residential development. A landowner may sell or donate a conservation easement to a public or private land trust.

EMERGENCY SERVICES: Community services such as fire protection, law enforcement, ambulance service, quick response, search and rescue, flood and disaster relief. Emergency services are generally provided by local governments or private, nonprofit organizations.

EMPLOYEE HOUSING: Housing for those individuals (and their families) who are employed by businesses providing direct services to a proposed subdivision.

EROSION: The process by which the soil and rock components of the earth's crust are worn away and removed from one place to another by natural forces such as water, wind, ice, and gravity.

EVASION REVIEW BOARD: An advisory board which reviews subdivision exemption requests and, in each case, makes a recommendation to the county governing body on whether the requested use of an exemption is proper or whether it is an attempt to evade these regulations and the Montana Subdivision and Platting Act. In Madison County, the Evasion Review Board is composed of the county clerk and recorder, county sanitarian, and county planner or their designated alternates.

EXAMINING LAND SURVEYOR: A registered land surveyor appointed by the governing body to review surveys and plats submitted for filing.

FINDING OF FACT: A written conclusion or determination based on evidence made in support of a decision.

FIRE CHIMNEY: Topographical features, usually drainageways or swales, which tend to funnel or otherwise concentrate fire toward the top of steep slopes.

FIRE PREVENTION SPECIALIST: County employee or consultant trained and paid to inspect proposed subdivisions and make recommendations on fire protection measures.

FIRST-CLASS CITY: A municipality having a population of 10,000 or more.

FISH HABITAT: A suitable, clean, and adequate water environment that provides fish

with food and protection from pollutants, and includes spawning, rearing, adult and overwintering habitat.

FLOOD or FLOODING: A general and temporary condition of partial or complete inundation of normally dry lands from the overflow of a stream, or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD OF 100 YEAR FREQUENCY: A flood having a one percent (1%) chance of being equaled or exceeded in any given year. A 100-year flood has nearly a 23 percent chance of occurring in a 25-year period. A 100-year flood is the same as a base flood.

FLOOD-PRONE AREA: Area having potential to be located in the 100-year floodplain, as designated on United States Geological Survey (USGS) maps of Madison County dated March 10, 1997 (These maps are the Official Floodplain Maps referenced in the Madison County Floodplain Management Ordinance).

FLOODPLAIN: The areas subject to the Madison County Floodplain Management Ordinance, generally adjoining a stream, that would be covered by floodwater of a base flood except for sheetflood areas that receive less than one (1) foot of water per occurrence and are considered Zone B by the Flood Emergency Management Agency (FEMA).

FLOODPLAIN ADMINISTRATOR: In Madison County, the County Sanitarian serves also as Floodplain Administrator.

FLOODPLAIN DISTRICT: Any flood-prone area defined by the Official Floodplain Maps of Madison County.

FLOODWAY: The channel of a watercourse or drainage way and those portions of the floodplain adjoining the channel which are reasonably expected to carry and discharge the floodwater of any watercourse or drainage way.

FUELBREAK: A strip of land where trees and other vegetation have been greatly reduced or thinned.

GEOLOGICAL HAZARD: The potential for geological instability arising from geologic features or conditions, including faults, landslides, avalanches, stream channel movement, and fluvial erosion.

GOVERNING BODY: The Board of Madison County Commissioners, unless otherwise specified.

GRADE: The slope of a road or other public way specified in percentage terms.

GROUNDWATER (See High Water Table)

HAZARD: Any condition, either natural or man-made, which presents danger to the public health, safety, and welfare.

HIGH FIRE HAZARD AREA: An area which is located within the wildland residential interface and which due to fire history, vegetation type and density, fuel types and loadings, topography, aspect, and other physical characteristics is more likely than not to experience a wildland fire event.

HIGH WATER TABLE (or GROUNDWATER): This term is used to describe the vertical distance from the natural ground surface to the upper surface of groundwater (as observed in an unlined hole during the time of year when the groundwater is the highest), when that vertical distance is less than the minimum required by state and local sanitation authorities.

HISTORIC RESOURCES: Various long-established sites and structures which provide a link to the past and may be considered important to preserve. Examples of historic resources include archaeological sites, mining districts, old trails, roads and bridges, irrigation ditches, original farmsteads, homes, schools, churches, and Forest Service guard stations.

HOME-BASED BUSINESS: Commercial activity which takes place in a portion of the home or outbuilding, and which does not generate significant traffic or otherwise significantly impact the neighborhood.

HOMEOWNERS (or PROPERTY OWNERS) ASSOCIATION: A private, nonprofit corporation of homeowners or property owners, established according to state law for the purpose of owning, operating, and maintaining various common properties.

HYDROLOGY: The properties of water, including circulation and distribution, on and below the ground.

IMMEDIATE FAMILY: A spouse, children by blood or adoption, and parents.

INDUSTRIAL: Industrial enterprises involve construction, manufacturing, and/or the extraction of raw materials.

IRREGULARLY SHAPED TRACT OF LAND: A parcel of land other than an aliquot part of the United States government survey section or a United States government lot, the boundaries or areas of which cannot be determined without a survey or trigonometric

calculation.

LAND STEWARDSHIP PLAN: A long-term management plan that outlines how such things as vegetative health, public access, wildlife, livestock grazing, other agricultural uses, recycling, and protection of water resources will be addressed.

LANDOWNERS: Owners of record and purchasers under contract for deed.

LOCAL FIRE AUTHORITY: The Madison County fire prevention specialist and the local fire district or department.

LEGAL ACCESS: See Access.

LOCATION MAP: A small map showing the location of a tract of land in relation to a larger land area.

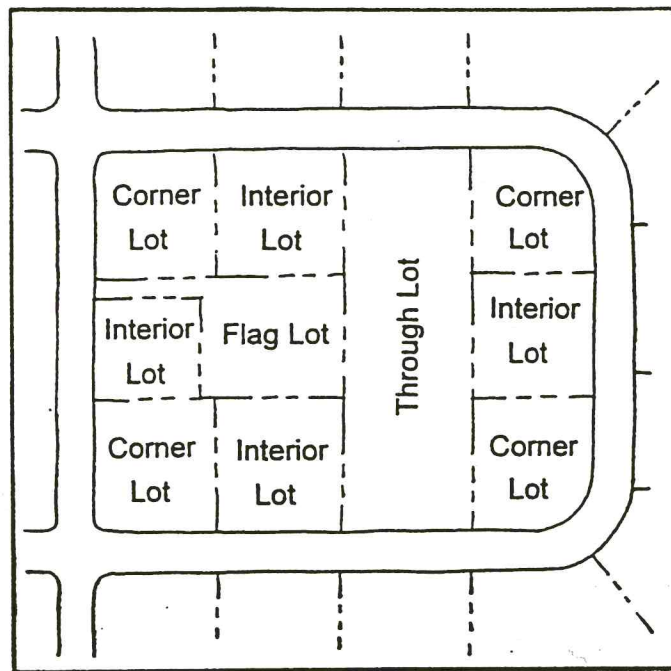
LOT: A parcel, plot or other land area created by subdivision for sale, lease or rent.

LOT MEASUREMENTS:

- a. Lot Depth: The length of a line drawn perpendicularly to the front lot line and extending to the rear lot line.
- b. Lot Width: The width of the lot measured by averaging its two narrow dimensions.
- c. Lot Frontage: The width of the front lot line.
- d. Lot Area: The area of a lot determined exclusive of street, highway, alley, road, or other rights-of-way.

LOT TYPES [Diagram is excerpted from the Ravalli County Subdivision Regulations, adopted 1/97]:

- a. Corner Lot: A lot located at the intersection of two roads.
- b. Flag Lot: A lot with access provided by a corridor from the road to the bulk of the lot.
- c. Interior Lot: A lot with frontage on only one road.
- d. Through Lot: A lot with frontage on two nonintersecting roads.



MINIMUM RADIUS AT EDGE OF INTERSECTION: The back of curb radius at an intersection. In areas with little or no curbing, this dimension refers to the minimum radius allowed for the intersection of the road edges.

MINIMUM STOPPING SIGHT DISTANCE: The length of roadway required for the majority of drivers to safely stop and avoid a collision with an object in the roadway.

MOBILE HOME: A factory-assembled structure or structures equipped with the necessary utility service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit without a permanent foundation. If constructed after June 15, 1976, each mobile home section bears a U.S. Department of Housing and Urban Development (HUD) label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.

MOBILE HOME LOT: A designated portion of a mobile home park designed for the accommodation of one mobile home and its accessory buildings or structures for the exclusive use of the occupants.

MOBILE HOME PARK: A tract of land providing two (2) or more mobile home lots for lease or rent to the general public.

MOBILE HOME STAND: That area of a mobile home lot which has been prepared for

the placement of a mobile home.

MODULAR OR FACTORY BUILT BUILDING: A factory assembled structure or structures equipped with the necessary service connections but not made so as to be readily movable as a unit or units and designed to be used with a permanent foundation. "Factory-built building" does not include manufactured housing constructed after June 15, 1976 under the HUD National Mobile Home Construction and Safety Act of 1974(50-60-101 MCA).

MONUMENT (PERMANENT MONUMENT): Any structure of masonry, metal, or other permanent material placed in the ground, which is exclusively identifiable as a monument of a survey point, expressly placed for surveying reference.

NATURAL RESOURCES: The natural resources of the state and county include land, soils, natural wild and scenic areas, timber and forests, minerals, farm and grazing lands, ground water and surface water, fish and wildlife, and biotic communities.

NO BUILD ZONE: An area in which no building or structure may be constructed or otherwise placed.

NOXIOUS WEED: Any exotic plant species established or that may be introduced in the state which may render land unfit for agriculture, forestry, livestock, wildlife, or other beneficial uses or that may harm native plant communities and that is designated by administrative rule of the Montana Department of Agriculture or by a weed management district, pursuant to 7-22-2101, MCA.

OPEN SPACE LAND: Land which is provided or preserved for: (a) park or recreational purposes; (b) conservation of land or other natural resources; (c) historic or scenic purposes; or (d) assisting in the shaping of the character, direction, and timing of community development. Land designated as open space may not be subdivided.

ORDINARY HIGH-WATER MARK: The line that water impresses on land by covering it for sufficient periods to cause physical characteristics that distinguish the area below the line from the area above it. Characteristics of the area below the line include, when appropriate, but are not limited to, deprivation of the soil of substantially all terrestrial vegetation and destruction of its agricultural vegetative value. A floodplain adjacent to surface waters is not considered to lie within the surface waters' high-water marks.

OVERALL DEVELOPMENT PLAN: A plan showing the future development potential of areas which are contained within a single tract but not included in a subdivision proposal.

PERFORMANCE GUARANTEE: A written instrument guaranteeing the construction

and installation of all required development improvements after the final plat has been filed with the county clerk and recorder.

PLANNED UNIT DEVELOPMENT (PUD): A land development project consisting of residential clusters, industrial parks, shopping centers, or office building parks, that compose a planned mixture of land uses built in a prearranged relationship to each other and having open space and community facilities in common ownership or use.

PLANNER: The planning staff for Madison County.

PLANNING BOARD: The Madison County Planning Board, created pursuant to Title 76, Chapter 1, MCA.

PLAT: A graphical representation of a subdivision showing the division of land into lots, parcels, blocks, streets, alleys, and other divisions and dedications.

- a. **Preliminary Plat:** A neat and scaled drawing of a proposed subdivision showing the layout of streets, alleys, lots, blocks, and other elements of a subdivision that furnish a basis for review by a governing body.
- b. **Final Plat:** The final drawing of the subdivision and dedication required to be prepared for filing for record with the county clerk and recorder and containing all elements and requirements set forth in these regulations and the Montana Subdivision and Platting Act (Title 76, Chapter 3, MCA).
- c. **Summary Plat.** A final plat submitted under 76-3-505, MCA.
- d. **Vacated Plat:** A plat which has been removed from the county record under the provisions of Title 76, Chapter 3, MCA.
- e. **Amended Plat:** The final drawing of any change to a platted subdivision required to be prepared for filing for record with the county clerk and recorder and containing all elements and requirements set forth in these regulations and the Montana Subdivision and Platting Act (Title 76, Chapter 3, MCA).

PRESCRIPTIVE EASEMENT: A right to use another's property which is not inconsistent with the owner's rights and which is acquired by a use, open and notorious, adverse and continuous for the statutory period. To a certain extent, it resembles title by adverse possession but differs to the extent that the adverse user acquires only an easement and not title. To create an easement by "prescription," the use must have been open, continuous, exclusive, and under claim of right for statutory period.

PRIME FARMLAND: As defined by the Natural Resource Conservation Service, those lands which are best suited to producing food, feed, forage, fiber, and oilseed crops. In Madison County, prime farmland has an adequate and dependable supply of irrigation water, favorable temperature and growing season, and acceptable acidity and

alkalinity.

PRIME FORESTLAND: As defined by the U.S. Forest Service, those timberlands which have soil capable of growing wood at the rate of 85 cubic feet or more per acre per year in natural stands and are not in urban or built-up land uses or water.

PRIVATE PROPERTY RIGHTS: This term applies both to the private landowner(s) proposing a subdivision and to the private landowners who show that they would be affected by a proposed subdivision, and encompasses only those rights as defined by state and federal statutes and case law.

PUBLIC IMPROVEMENT: Any structure or facility constructed to serve the residents of a subdivision or the general public, such as parks, streets and roads, sidewalks, curbs and gutters, street lighting, utilities, and systems for public water supply, public sewage disposal, and drainage.

RECREATIONAL VEHICLE PARK: A place used for public camping where persons can rent or barter space to park individual camping trailers, pick-up campers, motor homes, travel trailers or automobiles for transient dwelling purposes.

RECREATIONAL VEHICLE SPACE: A designated portion of a recreational vehicle park designed for the placement of a single recreational vehicle and the exclusive use of its occupants.

REGISTERED PROFESSIONAL ENGINEER: A person licensed in conformance with Title 37, Chapter 67, MCA to practice engineering in the State of Montana.

REGISTERED LAND SURVEYOR: A person licensed in conformance with Title 37, Chapter 67, MCA to practice surveying in the State of Montana.

REMAINDER PARCEL: That part of an original tract which is left following the segregation of other parcels from the tract for the purpose of transferring these other parcels. A remainder parcel must not have been created for the purpose of transfer. However, once created, a remainder parcel may be sold.

RIGHT-OF-WAY: A strip of land dedicated or acquired for use as a public way.

RIGHT-TO-FARM LAW: A Montana state law which excludes standard agricultural practices from being considered "nuisances" (27-30-101, MCA).

RIPARIAN AREAS: The banks and adjacent areas of water bodies, watercourses, seeps and springs whose waters provide a more moist habitat than that of adjacent uplands. Riparian areas integrate the interactions of virtually all the physical,

vegetative, and biologic components of a watershed.

ROAD TYPES: For purposes of these regulations, road types are defined as follows (Terms "road" and "street" may be used interchangeably).

- a. **Alley:** A road used primarily for vehicular access to the rear of properties which abut on and are served by public roads.
- b. **Arterial:** A road having the primary function of moving traffic and the secondary function of providing access to adjacent land. Arterials generally carry relatively large volumes of traffic. Arterials have two (2) to four (4) lanes of moving traffic and should provide only limited access to abutting property.
- c. **Collector:** A road having the equally important functions of moving traffic and providing access to adjacent land. Collectors have two moving traffic lanes and up to two parking lanes.
- d. **Local Road:** A road having the primary function of serving abutting properties, and the secondary function of moving traffic. Local roads have two moving lanes of traffic and up to two parking lanes, and they provide access to abutting properties.
- e. **Dead-End Road:** A road having only one outlet for vehicular traffic.
- f. **Half-Road:** A portion of the width of a road, usually along the outside perimeter of a subdivision, where the remaining portion of the road must be located on adjacent property.
- g. **Cul-de-sac:** A road having only one outlet for vehicular traffic and terminating in a turn-around area. Cul-de-sac length is the distance from the beginning of the dead-end road to the beginning of the cul-de-sac bulb.
- h. **Loop road:** A local road which begins and ends on the same road, generally used for access to properties.
- i. **Frontage or Service Road:** A local road or collector, usually parallel and adjacent to an arterial or major collector, which provides access to abutting properties and controls traffic access to arterials or collectors.
- j. **Public Road:** A dedicated right-of-way for public use.

RUNOFF: Precipitation that flows off the land without filtering into the soil or being absorbed by plant material.

RURAL SCHOOL DISTRICT: A school district in which a majority of the pupils in the district reside outside the limits of any incorporated city or town.

SECOND-CLASS CITY: A municipality having a population of less than 10,000 and more than 5,000.

SEDIMENT: Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

SITE PLAN:

- a. Development plan for a proposed subdivision created by rent, lease, or other conveyance.
- b. Development plan for an entire tract of record, as required in an overall development plan.

SLOPE: The inclination of the surface of the land from the horizontal, prior to development.

SPECIES OF SPECIAL CONCERN: Types of wildlife and vegetation which are considered by the Montana Natural History Program and U.S. Fish and Wildlife Service to be threatened, endangered, or otherwise vulnerable to decline.

STATE: The State of Montana.

STRUCTURE: Anything constructed or erected.

SUBDIVIDER, or APPLICANT: A person who causes land to be subdivided or who proposes a subdivision of land.

SUBDIVISION: A division of land or land so divided that it creates one or more parcels containing less than one hundred sixty (160) acres that cannot be described as a one-quarter aliquot part of a United States Government section, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any resubdivision and further includes a condominium or area, regardless of its size, that provides or will provide multiple space for recreational camping vehicles or mobile homes.

a. A minor subdivision contains five (5) or fewer parcels, in which proper access to all lots is provided and in which there is not any land to be dedicated to the public for parks or playgrounds.

b. A major subdivision denotes all other subdivisions.

c. A subdivision created by rent or lease (such as mobile home park, recreational vehicle park, or condominiums) is any tract of land divided by renting, leasing, or otherwise conveying portions thereof. The tract of land, however, is owned as one parcel under single ownership.

(1) First-time subdivisions from a tract of record where five (5) or less spaces for rent or lease would be created shall be reviewed as minor subdivisions, so long as proper access to all spaces is provided and there is not any land to be dedicated to the public for parks and playgrounds.

(2) All other subdivisions which would create spaces for rent or lease shall be reviewed as major subdivisions.

(3) Note: A landowner who places more than one mobile home on a tract of

record must go through the subdivision process, in compliance with 76-3-103(15), MCA.

SUBDIVISION EXEMPTION: A division of land which, in accordance with the Montana Subdivision and Platting Act, is not subject to review under these regulations.

SWALE: A drainage channel or shallow depression, natural or manmade, designed to direct surface water flow.

THIRD-CLASS CITY OR TOWN: A municipality having a population of less than 5,000 and more than 1,000.

TOPOGRAPHY: Characteristics of the ground surface, such as plains, hills, mountains; degree of relief, steepness of slope, and other physiographic features.

TRACT OF RECORD: An individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office, including: deeds, certificates of survey, subdivision plats, and mining patents.

a. Each individual tract of record continues to be an individual parcel of land unless the owner of the parcel has joined it with other contiguous parcels by filing with the county clerk and recorder;

- (1) an instrument of conveyance in which the aggregated parcels have been assigned a legal description that describes the resulting single parcel and in which the owner expressly declares the owner's intention that the tracts be merged; or
- (2) a certificate of survey or subdivision plat that shows that the boundaries of the original parcels have been expunged and depicts the boundaries of the larger aggregate parcel.

b. An instrument of conveyance does not merge parcels of land under subsection a.(1) unless the instrument states, "This instrument is intended to merge individual parcels of land to form the aggregate parcel(s) described in this instrument" or a similar statement, in addition to the legal description of the aggregate parcels, clearly expressing the owner's intent to effect a merger of parcels.

VICINITY MAP: A map at a scale suitable to locate the proposed subdivision, showing the boundary lines of all adjacent properties and streets and other information necessary to determine the general location of the proposed subdivision.

VIEWSHED: The landscape visible from a particular viewing point.

WATER BODY: Includes rivers, streams, creeks, lakes, and ponds, both natural and man-made, both intermittent and year-round. The term does not include any facility

created exclusively for the conveyance of irrigation water.

WATER RIGHT: A right to use water that is protected under the provisions of Title 85, Chapter 2, MCA.

WETLANDS: As defined by the U.S. Army Corps of Engineers, (jurisdictional) wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

VARIANCE: A device which grants a property owner relief from a regulation standard, where strict enforcement of the standard would create a hardship upon the owner.

WILDLAND/RESIDENTIAL INTERFACE: Wildland areas which are bordered by, or intermingled with, residential and other types of development.

WILDLIFE HABITAT: The year-round or seasonal home of various species of undomesticated animals, birds, amphibians, reptiles, and fish.

APPENDIX B. REVIEW AGENCIES AND SOURCES OF INFORMATION

Note: Those agencies designated in **bold** type must be contacted prior to submission of an overall development plan and/or subdivision application. The subdivider must contact review agencies at least 30 days in advance of submitting a subdivision application. Contacts should include a request for cumulative impact information.

LOCAL

- **County planner**
- **County road supervisor**
- **County sanitarian/floodplain administrator/solid waste manager**
- **County weed coordinator**
- **County sheriff**
- **Local fire district**
- **Fire prevention specialist**
- **Local municipality, if located within two (2) miles of proposed subdivision**
- **Local ambulance service**
- **Local quick response unit**
- **Utility companies (e.g., telephone, cable, electrical power, gas)**
- **Local school district -- trustees and superintendent**

- Any existing property owners association potentially affected by the project, as determined by the planner
- County clerk and recorder
- County extension agent
- Local conservation district
- Local post office
- Local chamber of commerce

STATE/FEDERAL	INFORMATION	LOCATION
Montana Bureau of Mines and Geology	Geology, ground water quality and supply, well logs, topographic maps	Butte

Montana Dept. of Environmental Quality	Surface and ground water quality, water supply, sewage treatment, solid waste, storm drainage	Helena office
Montana Dept. of Fish, Wildlife and Parks	Game and non-game species and wildlife habitat, fisheries, state-owned game ranges and fishing access sites, block management program	Helena office, Bozeman regional office. Local game wardens are based in Ruby and Madison Valleys. Local wildlife biologists are based in Sheridan and Bozeman.
Montana Dept. of Natural Resources and Conservation Required contact where state trust lands are located within two (2) miles of proposed subdivision, or where state trust lands road would provide access to proposed development.	Water bodies, floodplains, well logs, water rights, fire hazards, state trust lands	Helena
Montana Dept. of Revenue	Assessed valuation, property tax rates	Helena office, Butte regional office, Virginia City office
Montana Dept. of Transportation	Access to state highways, traffic counts, planned highway improvements, aerial photographs	Helena office, Butte field office
Montana State Historical Society	Historic and cultural resources, resource inventory procedures and preservation programs	Helena
Farm Services Agency	Aerial photographs, agricultural practices and conservation programs	Field offices in Whitehall and Dillon

Natural Resources Conservation Service	Soils and soil erosion, flood hazards, water and land conservation practices and programs	Bozeman regional office, local offices in Sheridan, Whitehall, and Dillon
U.S. Bureau of Land Management Required contact where BLM land is located within two (2) miles of proposed subdivision, or where BLM road would provide access to proposed development.	Vegetation, public lands use, mining claims, proposed land exchanges and conservation activities, topographic and other maps	Billings office, Dillon field office
U.S. Forest Service Required contact where USFS land is located within two (2) miles of proposed subdivision, or where USFS road would provide access to proposed development.	Vegetation, soils, wildlife, public lands use, proposed conservation activities, topographic and other maps	Ennis, Sheridan, Whitehall, and Dillon
U.S. Geological Survey	Geology, surface and ground water supply and quality, floodplains, topographic maps	Helena, Bozeman

APPENDIX C. SUBDIVISION ASSESSMENT FORM

Notes: 1. At the pre-application stage, subdividers should be aware that every proposed subdivision will be reviewed for its substantial compliance with the Madison County Comprehensive Plan (Refer to Appendix F), and for its potential effects as outlined below and discussed further in Appendix D.

2. A proposed subdivision may have both positive and negative effects on any one of these criteria.

3. Where there is a potential negative effect, the project may be required to include mitigation measures that will reduce or eliminate the negative impact.

4. Landowner should sign and date this form here: _____

Potential Effects of Proposed Subdivision	Positive	Neutral	Negative	Proposed Mitigation Measures
Public Interest Criteria				
#1. Effect on agriculture.				
#2. Effect on agricultural water user facilities.				
#3. Effect on local services.				
#4. Effect on natural environment.				
#5. Effect on wildlife and wildlife habitat.				
#6. Effect on public health and safety.				
#7. Effect on county resources.				
#8. Effect on local economy.				
#9. Effect on public services provided by other entities in the county.				

APPENDIX D. ENVIRONMENTAL ASSESSMENT

Pursuant to 76-3-603, MCA, the environmental assessment of a proposed subdivision of six (6) or more lots must include the following items:

- A description of every body or stream of surface water that may be affected by the proposed subdivision, together with available ground water information, and a description of the topography, vegetation, and wildlife use within the area of the proposed subdivision.
- A summary of the probable impacts of the proposed subdivision based on the six (6) public interest criteria described in 76-3-608, MCA.
- A community impact report containing a statement of anticipated needs of the proposed subdivision for local services, including education and busing; roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection.
- Additional relevant and reasonable information related to these regulations.

Pursuant to 76-3-603, MCA, the environmental assessment of a proposed subdivision subdivision of five (5) or fewer lots must include a summary of the probable impacts of the proposed subdivision based on the six (6) public interest criteria described in 76-3-608, MCA.

Environmental assessments of all proposed subdivisions must also consider the probable impacts on the three (3) additional criteria outlined in Chapter II-E.2.c. (p. 20).

Purpose: The purpose of the environmental assessment is to assist the subdivider and governing body in evaluating the potential effects, positive and negative, of the proposed subdivision. If portions of the environmental assessment are prepared prior to final design of a proposed subdivision, the exercise can help the subdivider evaluate the suitability of the site for the proposed subdivision, assist the subdivider in working out a quality subdivision design, and produce a subdivision proposal which minimizes the potential for negative impacts.

Impacts should be considered at three levels: (1) the immediate site of the proposed subdivision, (2) the general vicinity or neighborhood, and (3) the county.

Subdividers proposing to create six (6) or more lots must provide the information outlined in the checklist below. A completed copy of the checklist must also be provided. Subdividers proposing a subsequent subdivision of five (5) or fewer lots

must provide a summary discussion of the items listed under 2. and 3. on the checklist below.

Information sources must be identified. Review agency contacts can help provide much of the information. See Appendix B. Note that some of these contacts must be made prior to submitting the subdivision application package or overall development plan.

ENVIRONMENTAL ASSESSMENT CHECKLIST

Required Information	Subdivider Checklist	Planner Checklist
1. Part II and Part III of the Montana Dept. of Environmental Quality/Local Government Joint Application Form (See Appendix H.)		
2. Discussion of six (6) public interest criteria (Questions to consider are attached): A. Effect on agriculture B. Effect on agricultural water user facilities C. Effect on local services, including the community service needs assessment described in state statutes as a "community impact report". D. Effect on the natural environment. E. Effect on wildlife and wildlife habitat. F. Effect on public health and safety.		
3. Discussion of three (3) additional public interest criteria (Questions to consider are attached). A. Effect on other resources in the county B. Effect on local economy. C. Effect on public services provided by other entities in the county.		

DISCUSSION OF PUBLIC INTEREST CRITERIA

Note: The following questions are intended to be used as a guide for addressing the public interest criteria. The subdivider must demonstrate, through the environmental assessment, that the proposed subdivision has been designed with consideration of these criteria.

#1. *Effect of proposed subdivision on agriculture*

- Has the land historically been used for agriculture? How is the land currently used, and what are the proposed uses? If the land is not currently used for agriculture, does it have potential as highly productive agricultural ground?
- What percentage of this land is considered "prime or unique farmland" (according to Natural Resource Conservation Service definition), or "prime forestland" (according to U.S. Forest Service definition)?
- What percentage of this land can be described as "productive" agricultural land, taking into consideration factors such as: soil quality, topography, climate, vegetation, availability of water, existing land use patterns, technological and energy inputs required, suitability for crop-raising/livestock grazing/timber growth, and accepted agricultural practices?
- Is the proposed subdivision designed to keep a portion of the land in agricultural use? Is the proposed subdivision designed to avoid development of the most productive acreage? Is the proposed subdivision designed to avoid development of acreage that plays a vital role in an existing agricultural operation (e.g., spring pasture)?
- If the subdivision is approved, how much land will be taken out of agriculture?
- Is this proposed subdivision intended to provide an agricultural producer with funds that will help maintain or expand an existing agricultural operation in Madison County?
- Will irrigation water rights be conveyed with the proposed lots? If so, is there a plan for the distribution of water to the lots?
- Are upslope or downslope properties currently irrigated? If so, how will the proposed subdivision affect them? How will they affect the proposed subdivision?
- What are the adjacent land uses? Is the majority of adjacent land in agricultural

use? Is the majority of adjacent land subdivided into lots less than 160 acres in size?

- What measures will be taken to ensure that the proposed subdivision will not conflict with nearby agricultural operations (e.g., perimeter fencing, strategies to control wildlife populations and prevent wildlife displacement or attraction, restrictive covenants pertaining to domestic pets, etc.)?

#2. *Effect of proposed subdivision on agricultural water user facilities*

- Are there irrigation ditches, canal, and other water user facilities (and associated easements) on this land? If so, have affected water users been notified of the proposed subdivision, and have they expressed any concern about its effect on their facilities? Are the easements adequate to protect water user facilities and allow for routine maintenance?
- Will water rights stay with the land proposed for subdivision? If so, how will distribution of the subdivision water be managed?

#3. *Effect of proposed subdivision on the natural environment*

- *Surface water quality.* Does the proposed subdivision contain or lie adjacent to a water body? If so, is it designed to prevent erosion or other potential surface water quality problems?
- *Groundwater quality.* Do soil characteristics indicate the land may be vulnerable to groundwater pollution from development? If so, how is the proposed subdivision designed to minimize the potential for groundwater pollution?
- *Soil erosion potential.* Are soils on the land considered erodible, according to the Madison County Soil Survey and on-site inspection? Is the proposed subdivision designed to avoid or minimize construction on the more erodible soils? If not, what measures are proposed to prevent erosion?
- *Surface water run-off.* Is the proposed subdivision designed to avoid or minimize drainage problems? Has a grading and drainage plan been prepared to prevent potential drainage problems?
- *Vegetative health.* Is the land located in an area where threatened and/or endangered plant species are known to exist? If so, what mitigation measures are proposed to protect the species? Is the proposed subdivision designed to

protect natural vegetation and limit road length, so as to prevent the spread of noxious weeds? What is the noxious weed condition of the land? Has the subdivider begun the process of preparing a weed management plan for review and approval by the Madison County Weed Board?

- *Air quality.* Does this proposed subdivision have the potential to degrade neighborhood air quality? If so, what mitigation measures are proposed to protect air quality?
- *Riparian areas, wetlands, flood-prone areas.* Do soils, vegetation, and Madison County flood-prone area maps indicate that the land includes any of these types of areas? If so, is the proposed subdivision designed to avoid construction (buildings and/or roads) in these areas? If not, have the necessary permits been applied for?
- *Natural topography.* Does the contour map identify areas of steep slope (25% or greater)? If so, is the proposed subdivision designed to avoid these steep slopes? Will construction of the subdivision reasonably maintain the natural topographic features of the land?
- *Open landscape, scenic beauty.* Is the proposed subdivision designed to conserve land by clustering homesites and maintaining significant open space? Is it designed to avoid ridgetops and visual encroachment into river corridors? Is it designed to conserve any views and vistas which are identified in an adopted land use plan?

#4. *Effect of proposed subdivision on wildlife and wildlife habitat*

- What types of wildlife are found (or likely to be found) in the habitat where this proposed subdivision is located? Consider both game species and non-game species of animals, birds, reptiles, amphibians, and fish. Consider both permanent and seasonal wildlife populations.
- Is the proposed subdivision located in big game winter range, an area of elk calving, and/or a wildlife migration corridor?
- Is the proposed subdivision located in a wildlife breeding area?
- Is the proposed subdivision located in habitat which supports threatened and/or endangered species?
- Is the proposed subdivision located in or adjacent to an area considered by

wildlife specialists to be rich in wildlife resources?

- If the proposed subdivision is located in an area considered rich in wildlife resources, is the subdivision designed to minimize negative impacts on the wildlife?
 - Development design measures could include clustering, reduced number of lots, buffer zones, access or use limitations, conservation easements, restrictive covenants, wildlife habitat enhancement projects, and wildlife habitat replacement areas.
 - Negative impacts could include wildlife harassment, displacement, endangerment, and either population loss or uncontrolled population increase.
- If the proposed subdivision is located adjacent to an area rich in wildlife resources, what measures are proposed to protect the adjacent habitat and wildlife population from being negatively impacted by the development?
- Is the proposed subdivision likely to put the immediate area close to, at, or over the limits of being able to sustain existing wildlife populations?
- Is the proposed subdivision likely to displace wildlife in a way that will create problems for adjacent landowners?

#5. *Effect of proposed subdivision on local services*

- Will the proposed subdivision connect to existing community water and sewer systems? If so, can these existing systems handle the additional demand?
- How much additional traffic will the proposed subdivision generate? Can local roads/bridges handle the additional load on a year-round basis? If not, what capital improvements will be necessary?
- Is the proposed subdivision likely to put local services close to, at, or over their limits of service capability?
- At full build-out, what will the proposed subdivision require of local law enforcement, fire district, quick response unit, ambulance service, and school district (Estimate in terms of annual cost, increased demand, or other measure)? How does this compare with the local services demanded of the current land uses?

- At full build-out, what will the proposed subdivision generate in annual property tax revenues (using current dollars)? How does this compare with the property tax revenues being paid currently?
- If the proposed subdivision appears likely to generate insufficient property taxes to cover the local services it will require, has the applicant agreed to make any payment towards bridging the gap?
- Will this proposed subdivision add to the County's affordable housing stock ("affordable", as defined by the U.S. Dept. of Housing and Urban Development)?
- Will this proposed subdivision have adequate utility service (power, telephone, solid waste disposal)?

#6. *Effect of proposed subdivision on public health and safety*

- Do well logs from nearby wells demonstrate a clean and adequate water supply in the area (Well logs should pertain to nearby lands which are comparable in elevation, soil type, and topography to the land proposed for subdivision)? If there are no nearby well logs available, what information has been provided to indicate adequacy of the water supply? Have any test wells been drilled on-site and been found to produce water in accordance with state standards?
- Is the proposed subdivision located in an area of natural hazard (e.g., flooding, earthquake zone, steep slopes/unstable soils/slides, high water table, high fire hazard or designated wildland/urban interface area, habitat for potentially dangerous wildlife such as bears and mountain lions)? If so, is the subdivision designed to eliminate or overcome the hazard?
- Is the proposed subdivision located in an area of manmade hazard (e.g., high voltage line, high pressure gas line, shooting range or public hunting grounds, airport, heavy industrial activity, heavy traffic volume, unmaintained/seasonal public road, polluted air or water supply)? Will the proposed subdivision attract potentially dangerous wildlife such as bears and mountain lions? If so, is the subdivision designed to mitigate any such hazards?
- What is the proposed subdivision's fire risk rating? What is the fire district's Insurance Service Office rating? What fire protection measures will be taken as a part of the subdivision proposal, to maintain a low risk?
- What is the estimated response time (under good weather conditions) of various emergency services (fire protection, law enforcement, ambulance service, quick

response unit) to the site? In the view of the emergency service providers, are these response times adequate to provide reasonable public health and safety protection?

- Does the proposed subdivision itself include any activity or facility which could potentially endanger the public (e.g., commercial fuel storage tank, airport activity, irrigation canal, ponds)? If so, what measures will be taken to reduce, eliminate, or overcome the hazard?

#7. Effect of proposed subdivision on other resources in the County ["Resources" are those County land and water-based assets which support a significant portion of the local economy]. *Note: Effect on agricultural resources, including timber, is covered under Public Interest Criterion #1.*

- Will the proposed subdivision impact the utilization of the County's mineral resources? Does the subdivider propose mitigating measures to reduce any potential negative impacts?
- Will the proposed subdivision impact the outdoor recreation, tourism, scenic, cultural and historic resources of the County? Does the subdivider propose mitigating measures to reduce any potential negative impacts?
- Is the proposed subdivision located on land that was previously publicly owned and then purchased or traded from a public land management agency?
- Overall, how is the proposed subdivision likely to affect the County's resource base? Is it likely to cause conflicts between resource users? What are its long-run implications, in terms of cumulative impacts?

#8. Effect of proposed subdivision on the County's economy.

- Will the proposed subdivision help to strengthen the major sectors of our local economy (e.g., agriculture, forestry, mining, recreation and tourism, retirement-related services, entrepreneurial enterprises, and construction activity)?
- Will the proposed subdivision help to diversify the economic base?
- Will the proposed subdivision utilize and protect the resources which support the major economic sectors? *Note: This question is closely tied to Public Interest Criterion #7.*
- Will the proposed subdivision support the economic viability of family farms and ranches? *Note: This question is closely tied to Public Interest Criterion #1.*

- Will the proposed subdivision promote new business and industry which are compatible with the major economic sectors and do not put a financial strain on public services?
 - Will the proposed subdivision help to expand the opportunities for year-round employment?
 - How will the proposed subdivision affect the land's contribution to the local economy? Note: Answers to this question will be used to develop a database of countywide changes in the utilization and economic productivity of land in Madison County.
 - Overall, what economic impact is the proposed subdivision likely to have in the short-term? The long-term?
- #9. Effect of proposed subdivision on public services provided by other entities in the County.**
- Will the proposed subdivision raise the cost of services being provided by other entities (e.g., property owners association, road maintenance district)?
 - Will the proposed subdivision have other impacts on the services being provided by other entities?
-

PUBLIC INTEREST CRITERIA -- SUMMARY EVALUATION

Note: A proposed subdivision may have both positive and negative effects on any one of these criteria.

Potential Effects of Proposed Subdivision	Positive	Neutral	Negative	Comments
Public Interest Criteria				
#1. Effect on agriculture.				
#2. Effect on agricultural water user facilities.				
#3. Effect on local services.				
#4. Effect on natural environment.				
#5. Effect on wildlife and wildlife habitat.				
#6. Effect on public health and safety.				
#7. Effect on other resources in the county.				
#8. Effect on local economy.				
#9. Effect on public services provided by other entities in the county.				

APPENDIX E. Land Stewardship Plan Outline and Guidelines

The Madison County Comprehensive Plan recommends that, *"wherever possible, new development should...include a land stewardship plan that addresses management responsibility for such things as noxious weed control, public access (where provided), wildlife, livestock grazing, other agricultural uses, recycling, and protection of water resources."*

Submittal of a land stewardship plan is a new requirement of the subdivision application package (or overall development plan, if required). The Land Stewardship Plan is intended to demonstrate that the subdivider has considered and, to the extent possible, provided for the long-term care and management of the land. The Plan does not have to be lengthy, but it should address at least the major points listed below. Resource management plans prepared by ranches for other purposes may contain all or most of the pertinent considerations.

- **Vegetative health.**

In part, this item will be covered by the noxious weed management plan.

In part, this item will also be covered by best management practices for grazing and other agricultural uses (see below).

In addition, revegetation of disturbed ground and other landscaping requirements may be required or advisable. In such cases, native seed and plantings are encouraged.

Suggested contacts: County Extension Agent, County Weed Coordinator, Natural Resource Conservation Service, Local Conservation District, local nurseries and seed/feed companies.

- **Public access.**

Where a proposed subdivision will permit public access to recreational resources, what measures will be taken to minimize the potential for trespass, litter, and environmental damage?

Suggested contacts: MT Dept. of Fish, Wildlife and Parks, County Sheriff.

- **Wildlife.**

Where a subdivision is proposed in an area rich in wildlife resources, what measures will be taken to avoid habituating the wildlife, harassing the wildlife, obstructing wildlife migration patterns, unnecessarily attracting dangerous wildlife, and/or causing game damage on adjoining properties? Remember that

building and road location, fencing options, garbage containment, pets, landscaping choices, hunting policies, etc. may all impact wildlife.

Suggested contacts: MT Dept. of Fish, Wildlife and Parks, County Extension Agent, Natural Resources Conservation Service, Local Conservation District.

■ **Livestock grazing.**

Where a proposed subdivision will allow livestock grazing (this includes horses!), what measures will be taken to prevent overgrazing, provide adequate forage, and promote healthy vegetation? Where a proposed subdivision will prohibit livestock grazing on large tracts of land, how will the land be managed to prevent wildfire and promote healthy vegetation?

Suggested contacts: Natural Resources Conservation Service, Local Conservation District, County Extension Agent.

■ **Other agricultural uses.**

Where a proposed subdivision will allow other agricultural uses, what measures will be taken to promote soil health and water conservation?

Suggested contacts: Natural Resources Conservation Service, Local Conservation District, County Extension Agent.

■ **Recycling.**

What solid waste recycling practices will be promoted, and how?

Suggested contact: County Sanitarian/Solid Waste Manager

■ **Protection of water resources.**

Where a proposed subdivision is located along a stream or lake, what measures will be taken to protect surface water, groundwater, floodplain, and riparian area resources?

In part, this item will be covered by sanitation and floodplain information.

In part, this item will also be covered by previous discussions of wildlife, livestock grazing, and other agricultural uses.

Suggested contacts: Natural Resource Conservation Service, Local Conservation District or Watershed Council, County Extension Agent.

APPENDIX F . REVIEWING FOR COMPREHENSIVE PLAN COMPLIANCE

EVALUATION CHECKLIST -- for Overall Development Plans and Proposed Subdivisions

Note: If an item is not pertinent to the proposed subdivision, place N/A in far right column.	Project is Consistent.			Project is Not Consistent.			Comments on Consistency, Proposed/Potential Mitigation Measures
	Low	Moderate	High	Low	Moderate	High	
<i>GUIDING PRINCIPLES</i>							
#1. Locate new development close to existing services & communities.							
#2. Protect our river corridors.							
#3. Preserve our most productive agricultural lands.							
#4. New development should pay its own way.							
#5. Respect private property rights.							
<i>GOALS & OBJECTIVES</i>							
<i>Land Use.</i> Use our land base to support a mix of activities...in ways that accommodate growth, minimize conflict among adjacent land uses, promote efficient use of land, protect public health and safety, and reflect the five Guiding Principles.							

	Project is Consistent.			Project is Not Consistent.			Comments on Consistency, Proposed/Potential Mitigation Measures
	Low	Moderate	High	Low	Moderate	High	
<i>The Economy.</i> Strengthen the major sectors of our local economy, and diversify the economic base.							
<i>The Environment.</i> Protect the quality of our air, groundwater, surface waters, soils, vegetation, fish and wildlife habitat, scenic views, cultural & historic resources.							
<i>Recreation.</i> Support a variety of recreational opportunities for both local residents and visitors.							
<i>Public Services.</i> Provide high-quality public services to local residents and visitors in safe, fair, and cost-effective ways.							
<i>Communication, Coordination, and Citizen Participation.</i> Promote an open, inclusive, and coordinated approach to planning for the future in Madison County.							

	Project is Consistent.			Project is Not Consistent.			Comments on Consistency, Proposed/Potential Mitigation Measures
	Low	Moderate	High	Low	Moderate	High	
LAND DEVELOPMENT POLICIES							
#1. Subdivision should provide adequate water supply for domestic and fire-related purposes.							
#2. Surface water and groundwater quality should not be degraded.							
#3. Site should be reasonably accessible to emergency services.							
#4. Adequate legal and physical access should be provided.							
#5. Fire risk evaluation should include fire prevention specialist and local fire district. Fire risk rating should be low.							
#6. Subdivision should preserve productive ag lands, important wildlife habitat, riparian areas, or any other environmentally sensitive areas.							

	Project is Consistent.			Project is Not Consistent.			Comments on Consistency, Proposed/Potential Mitigation Measures
	Low	Moderate	High	Low	Moderate	High	
#7. Subdivision should respect neighboring land uses.							
#8. Subdivision should preserve scenic views and vistas from public lands and rights-of-way.							
#9. Subdivision should retain traditional public access.							
#10. Subdivision should uphold the Right-to-Farm.							
#11. Large residential and mixed use subdivisions should contribute to a mix of housing opportunities and prices.							
#12. Where agricultural land is being converted, subdivision should encourage the continuation of agricultural practices on the land.							
#13. Cumulative effects of the subdivision should be evaluated. [Note: Agency contacts should include a request for cumulative impact information.]							

	Project is Consistent.			Project is Not Consistent.			Comments on Consistency, Proposed/Potential Mitigation Measures
	Low	Moderate	High	Low	Moderate	High	
#14. If the transfer of public land to private ownership is involved, subdivision should reflect the prevailing land use in the immediate area.							
#15. Municipal officials should be notified.							
#16. Local service districts should be notified.							
#17. Public land and resource managers should be notified.							
#18. Adjacent landowners and water users should be notified.							
#19. Land stewardship plan should be prepared.							
#20. Transportation and utility improvements should support and not negative impact agriculture.							
MADISON VALLEY PLAN							
OTHER AREA/FACILITY PLANS							

Conclusions:

1. As proposed, the project DOES / DOES NOT substantially comply with the Madison County Comprehensive Plan.
2. Additional mitigation measures ARE / ARE NOT needed to bring the project into substantial compliance with the Comprehensive Plan.

Evaluated by _____ Date _____
County Planner

APPENDIX G. PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision _____

Location/Legal Description _____

Date of Completion by Subdivider _____

Date of Review by Planner _____

Determination of Completeness by Planning Board _____

_____ Complete _____ Incomplete, as follows: _____

Items and Information

Subdivider Checklist

Planner Checklist

	Included	Not Applicable	Included, Complete	Not Complete
Subdivision Application Form (20 copies).				
Subdivision Review Fee.				
Twenty (20) Copies of the Preliminary Plat (or Plan), 24" x 36" in size. Note: For one- or two lot proposed subdivisions, 18 of the 20 copies may be 11" x 17" in size.				
Preliminary Plat Contents: a. Title Block 1. Name and location of subdivision (Name does not duplicate another subdivision). 2. Scale. 3. North arrow. 4. Date of preparation. b. Vicinity map. c. Approximate exterior boundaries of the platted tract and location of all section corners or legal subdivision corners of sections pertinent to the subdivision boundary. d. All lots and blocks, designated by numbers, and the approximate dimensions and area of each lot. e. All roadways and right-of-way width/grades/curvature of each, with existing and proposed roadway names.				

Items and Information

Subdivider Checklist

Planner Checklist

	Included	Not Applicable	Included, Complete	Not Complete
<p>f. Proposed intersection locations or other access points for any subdivision requiring access to highways, arterials, and collectors.</p> <p>g. Approximate location, boundaries, dimensions, and areas of all parks, common grounds, or other grounds dedicated for public use.</p> <p>h. Existing and proposed utilities located on or adjacent to the tract, including:</p> <ol style="list-style-type: none"> 1. Approximate location, size, and depth of sanitary and storm sewers, water mains, fire hydrants, dry hydrants, cisterns, and any other water sources. 2. Approximate location of gas, electric, and telephone lines, and street lights. 3. Approximate location of the nearest water mains and sewer lines where none are located on or adjacent to the tract. 4. Existing irrigation ditches and canals. <p>i. Ground Elevations on the Tract. Contour intervals are provided at suggested vertical intervals of: two (2) feet where the average slope is 0-2%, five (5) feet where the average slope is 3-7%, and ten (10) feet where the average slope is over 7%. <i>Notes: (1) A cross section may be required to define drainage patterns. (2) United States Geological Survey data or other information may be used, if it presents an accurate and usable representation of ground features.</i></p> <p>j. Approximate location of existing buildings, structures, and improvements.</p> <p>k. Approximate location and identity of existing and proposed public and private easements and rights-of-way, including description of their width and purpose. This includes conservation easements.</p> <p>l. Approximate location of any water bodies.</p> <p>m. Floodway survey data, when required.</p> <p>n. Construction setback from any river running through or immediately adjacent to the proposed subdivision.</p> <p>o. Proposed building envelopes.</p> <p>p. Names of adjoining platted subdivisions and numbers of adjoining COSs previously recorded.</p> <p>q. Ownership of all lands adjacent to the subdivision and to the access road leading from a present public right-of-way to the boundary of the proposed subdivision.</p>				

Items and Information

Subdivider Checklist

Planner Checklist

	Included	Not Applicable	Included, Complete	Not Complete
<p>Twenty (20) Copies of Preliminary Plat Supplements:</p> <p>a. A vicinity sketch or sketches showing conditions on subject land and adjacent land, including:</p> <ol style="list-style-type: none"> 1. Clear indication of the proposed subdivision on an U.S. Geological Survey topographic map, aerial photograph, or location map. 2. Approximate direction and gradient of ground slope, including any embankments or retaining walls. 3. Current land uses. 4. Location of buildings, railroads, power lines, towers, and roads. 5. Location of any known potential man-made or natural hazards. <p>b. Any existing or proposed zoning (or other land use regulation) on the proposed subdivision tract and in the vicinity.</p> <p>c. Overall development plan or notice of plan approval by governing body.</p> <p>d. Where land will be dedicated to public use, either:</p> <ol style="list-style-type: none"> 1. A dedication certificate of a licensed title abstractor showing the written consent of the dedication by the owners of the land and any lien holders or claimants of record against the land; or, 2. Title insurance guaranteeing the dedication, in a reasonable amount (to be determined by the governing body). <p>e. Drafts of any covenants and restrictions to be included in deeds or contracts for sale.</p> <p>f. Draft of any owners' association covenants.</p> <p>g. Draft of any plat approval covenants.</p> <p>h. Names and addresses of adjoining landowners, and documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>i. Names and addresses of all lien holders, easement holders, potentially affected water users (if any, and if known), and any property owners association potentially affected by the project as determined by the planner. Documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p>				

Items and Information

Subdivider Checklist

Planner Checklist

	Included	Not Applicable	Included, Complete	Not Complete
<p>j. Names and addresses of public agencies and municipalities located within two (2) miles of the proposed subdivision (including any agencies who manage a road that would provide access to the development), and documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>k. Verification that other review agencies, as required (See Appendix B), have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>l. Verification that local library has received a copy of the subdivision application package.</p> <p>m. Copies of easements, proposed easements, or other documents verifying legal access to the subdivision.</p> <p>n. Drafts of public improvements agreement and guaranty.</p> <p>o. Calculations, documentation pertaining to parkland dedication or cash-in-lieu.</p> <p>p. Sanitation approval from DEQ or County Sanitarian, if available.</p> <p>q. Environmental assessment.</p> <p> 1. Full.</p> <p> 2. Partial.</p> <p>r. County sanitarian/floodplain administrator report and recommendations, as per Appendices N, O, and R.</p> <p>s. Receipt for noxious weed management plan and review fee.</p> <p>t. Fire district and fire prevention specialist report and recommendations (including emergency response time).</p> <p>u. Road supervisor report, recommendations.</p> <p>v. Right-to-Farm declaration.</p> <p>w. Explanation of water rights status.</p> <p>x. Receipt of floodplain development permit application and review fee, if required.</p> <p>y. Land stewardship plan (Appendix E).</p> <p>z. Statement of how the proposed subdivision meets the nine (9) public interest review criteria and the goals and objectives of the Madison County Comprehensive Plan (Guidelines are included in Appendices D and F).</p>				

Items and Information

Subdivider Checklist

Planner Checklist

	Included	Not Applicable	Included, Complete	Not Complete
Special information for subdivisions created by rent, lease, or other conveyance. a. Mobile home parks. b. Recreational vehicle parks. c. Condominiums or townhouses.				
Special information for planned unit developments.				

Subdivider Explanatory Comments:

Planning Staff Explanatory Comments:

APPENDIX H. SUBDIVISION APPLICATION COVER SHEET

Name of Proposed Subdivision. _____

Date of Pre-Application Meeting(s). _____

[If applicable] Date of Overall Development Plan Approval by the Board of
Madison County Commissioners. _____

Contents of Subdivision Application Package.

_____ *[If applicable]* Overall Development Plan Information.
_____ Preliminary Plat (or Plan).
_____ PART I of the Subdivision Application Form (See Appendix H).
_____ *[If applicable]* Environmental Assessment Materials (See Appendix D).
_____ Additional Supplementary Materials.
_____ Additional Supplementary Materials if proposed subdivision is a planned
unit development (PUD).
_____ Preliminary Plat Checklist (See Appendix G).
_____ Subdivision review fee (See Appendix I).
_____ Any request for variance, along with variance review fee (See Appendices
U. and I).

Note:

Pursuant to the Madison County Subdivision Regulations, the Board of Madison County Commissioners may revoke a subdivision approval if it determines that information provided by the subdivider, and upon which such decision was based, is inaccurate. Therefore, please complete the application package accurately and provide all information requested.

SUBDIVISION APPLICATION FORM

Montana Department of Environmental Quality Local Government Joint Application Form

Section 76-4-129, MCA, provides that this Joint Subdivision Application Form may be used to apply for Montana Department of Environmental Quality (DEQ) approval of subdivisions under the Sanitation in Subdivision Act and for subdivision approval by local governments under the Subdivision and Platting Act. The form replaces DEQ from E.S. 91 and local preliminary plat approval forms. Land owners thus are relieved from the burden of providing similar information on different forms under two separate laws. Please consult with your local planning board or health department or DEQ regarding the proper submittal of this application and supporting materials.

- A. When applying for subdivision review by the planning board and local governing body, the following parts of this form must be completed and submitted to the governing body or its designated agent:
1. Part I must be completed for all subdivisions required to be reviewed and approved by the local governing body.
 2. Parts I, II and III must be completed for all subdivisions for which local subdivision regulations require submittal of an environmental assessment.
- B. When applying for review of subdivisions by DEQ, the following parts of this form must be completed and submitted to DEQ. If the proposed subdivision is located in a county contracted to perform the review of minor subdivisions (five or fewer lots), application must be made to the local health department.
1. Parts I and II must be completed for all subdivisions subject to review and approval by DEQ.
- C. When applying for concurrent review of the subdivision by the local governing body and by DEQ, the following parts of this form must be completed and submitted to the local governing body or its designated agent, or to DEQ:
1. Parts I and II must be completed for all subdivisions for which concurrent review is requested.
 2. Parts I, II and III must be completed for all subdivisions for which local subdivision regulations require submittal of an environmental assessment.

Copies of this Joint Application Form are available from:

- Montana Department of Environmental Quality, Permitting and Compliance Division;
- Montana Department of Commerce, Economic and Community development Division;
- local sanitarians; and
- local planning offices.

REVISED 9/99

Montana Department of Environmental Quality/
Local Government Joint Application Form

PART I. GENERAL DESCRIPTION AND INFORMATION

1. Name of proposed development _____
2. Location (City and/or County) _____
Legal description: ____ 1/4 ____ 1/4 of Section ____ Township ____ Range ____
3. Is concurrent review by the local governing body and DHES requested?
Yes _____ No _____
4. Type of water supply system: Individual or shared well ____ Individual cistern ____
Individual surface water supply for spring ____ Multiple-family water supply system
(3-14 connections and fewer than 25 people) ____ Service connection to multiple-
family system ____ Service connection to public system ____ Extension of public
main ____ New public system ____
5. Type of wastewater treatment system: Individual or shared on-site septic system ____
____ Multiple-family on-site system (3-14 connections and fewer than 25 people)
____ Service connection to multiple-family system ____ Service connection to
public system ____ Extension of public main ____ New public system ____
6. Name of solid waste (garbage) disposal site _____
7. Is information included which substantiates that there will be no degradation of state
waters or that degradation will be nonsignificant? _____
If not, have you enclosed an Application to Degrade? _____
8. Descriptive Data:
 - a. Number of lots or rental spaces _____
 - b. Total acreage in lots being reviewed _____
 - c. Total acreage in streets or roads _____
 - d. Total acreage in parks, open space, and/or common facilities _____
 - e. TOTAL gross acreage of subdivision _____
 - f. Minimum size of lots or spaces _____
 - g. Maximum size of lots or spaces _____
9. Indicate the proposed use(s) and number of lots or spaces in each:
____ Residential, single family
____ Residential, multiple family
____ Types of multiple family structures and numbers of each (e.g. duplex)
____ Planned Unit Development (No. of units _____)
____ Condominium (No. of units _____)
____ Mobile Home Park _____ Recreational Vehicle Park
____ Commercial or Industrial
____ Other (please describe) _____

10. Provide the following information regarding the development:

- a. Current land use _____
- b. Existing zoning or other regulations _____
- c. Depth to ground water at the time of year when water table is nearest to the natural ground surface within the drainfield area _____
- d. Depth to bedrock or other impervious material in the drainfield area _____
- e. An overall development plan indicating the intent for the development of the remainder of the tract, if a tract of land is to be subdivided in phases. _____
- f. Drafts of any covenants and restrictions to be included in deeds or contracts for sale. _____
- g. Drafts of homeowners' association bylaws and articles of incorporation, if applicable. (Submitting a draft copy of a homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.) _____

I understand that:

A person may not file a subdivision plat with a country clerk and recorder, make disposition of any lot [sell, rent, lease or otherwise convey title to or possession of a lot], erect any facility for the supply of water or disposal of sewage or solid waste, or occupy a permanent building in a subdivision until the reviewing authority has indicated that the subdivision is subject to no sanitary restrictions (76-4-123, MCA) [Parenthetical text added for clarification].

I designate _____ as my representative for purposes of this application.

Name, address and telephone number of designated representative, if any (e.g., engineer, surveyor).

Name

Phone

Address (Street or P.O. Box, City, State, Zip Code)

Signature of owner

Print name of owner

Address (Street or P.O. Box, City, State, Zip Code)

Date

(The statement must be signed by the owner of the land proposed for subdivision or the responsible officer of the corporation offering the same for sale.)

Notice:

The statutory time frame for each review is 60 days. Resubmittal of denied applications restarts the time frame. The estimated time for the Department to act on a properly completed subdivision application is 9 days for minor subdivisions reviewed by a local department of health under contract to the Department, and, during non-peak times, 45 days for major subdivisions (6 or more lots) and minor subdivisions not reviewed by a local department of health. (Local health departments review minor subdivisions within 50 days of receipt of a properly completed application form.)

PART II REQUIRED INFORMATION FOR APPROVAL OF SUBDIVISIONS UNDER SANITATION IN
SUBDIVISIONS ACT

All applications must include the information required in ARM 17.36.101-805 and the appropriate circulars. In order to facilitate review, the application should be organized in the same manner as this application form and follow closely the submittal requirements in the rules and circulars.

A. PHYSICAL CONDITIONS

1. Provide the following attachments:
 - a. A vicinity map showing the location of the proposed subdivision in relation to the nearest town, highway(s).
 - b. Soils survey map and most recent interpretations of soil suitability for the proposed land uses.
 - c. Topographic map of the development with contour intervals meeting the preliminary plat requirements of the local subdivision regulations.
 - d. On one or more copies of a preliminary plat* (a minor subdivision plat if applicable) prepared in accordance with local subdivision regulations, or a final plat, show the location of:
 - 1) any rock outcroppings.
 - 2) any areas subject to flood hazard or, if available, 100 year floodplain studies. (The local floodplain administrator or the Floodplain Management Section of the Water Resources Division of the Department of Natural Resources and Conservation may be contracted for assistance in determining flood hazard locations.)
 - 3) any natural water systems such as streams, rivers, intermittent streams, lakes or wetlands (also indicate the names and sizes of each).
 - 4) any man-made water systems such as ponds, canals, ditches, aqueducts, reservoirs and irrigation systems (also indicate the names, sizes and present use of each).
 - 5) any existing or proposed utilities located within or adjacent to the subdivision, including electrical power, natural gas, telephone service.

*Submitting a preliminary plat with complete and accurate legal description adequate for DEQ to initiate and complete its review of the subdivision.

B. WATER SUPPLY

1. Where an individual water supply system is proposed for each parcel:
 - a. Indicate the distance to the nearest public water system.
 - b. Provide all information required in ARM 17.36.303.
 - c. Attach three copies of the lot layout showing the proposed location of each spring, well or cistern and indicating the distance to existing or proposed wastewater treatment systems.
2. Where a public or multiple family water system is proposed:
 - a. Where an existing system is to be used:
 - 1) identify the system and the person, firm or agency responsible for its operation and maintenance.

- 2) indicate the system's capacity to handle additional use and its distance from the development.
 - 3) provide evidence that permission to connect has been granted.
 - 4) provide two copies of the following attachments:
 - a) map or plat showing location, sizes and depth of any existing water supply lines and facilities which may directly serve parcels within the proposed development.
 - b) provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.38.305 and W.B. 3.
- b. Where a new system is to be used:
- 1) indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
 - 2) provide all information required in ARM 17.36.305 and W.B. 3.
3. For a proposed public water system:
- a. Where an existing system is to be used:
 - 1) identify the system and the person, firm or agency responsible for its operation and maintenance.
 - 2) indicate the system's capacity to handle additional use and its distance from the development.
 - 3) provide evidence that permission to connect has been granted.
 - 4) provide two copies of the following as attachments:
 - a) a map or plat showing the location, sizes and depth of any existing water lines and facilities which will directly serve parcels within the proposed development.
 - b) plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.302 and W.B. 1 or W.B. 3.
 - b. Where a new system is proposed:
 - 1) indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
 - 2) provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.302 and W.B. 1 or W.B. 3.

C. WASTEWATER TREATMENT

1. Where individual wastewater treatment systems are proposed for each parcel:
 - a. Indicate the distance to the nearest public wastewater treatment system.
 - c. Provide all information required in ARM 17.36.304 and in W.B. 6 for conventional systems or W.B. 5 for alternative systems.
2. For a proposed multiple-family wastewater treatment system:
 - a. Where an existing system is to be used:
 - 1) identify the system and the person, firm or agency responsible for its operation and maintenance.
 - 2) indicate the system's capacity to handle additional use and its distance from the development.
 - 3) provide evidence that permission to connect has been granted.
 - 4) provide two copies of the following attachments:
 - a) a map or plat showing the location, sizes and depth of any existing sewer lines and facilities which will directly serve parcels within the

- proposed development.
 - b) provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36 and W.B. 4 or W.B. 5.
 - b. Where a new system is proposed:
 - 1) indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
 - 2) provide all information required in ARM 17.36.305 and W.B. 4 or W.B. 5.
3. For a proposed wastewater treatment system:
- a. Where an existing system is to be used:
 - 1) identify the system and the person, firm or agency responsible for its operation and maintenance.
 - 2) indicate the system's capacity to handle additional use and its distance from the development.
 - 3) provide evidence that permission to connect has been granted.
 - 4) Provide two copies of the following attachments:
 - a) a map or plat showing the location, sizes and depth of any existing sewer lines and facilities which will directly serve parcels within the proposed development.
 - b) Plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.302 and W.B. 2 or W.B. 4.
 - b. Where a new system is proposed:
 - 1) indicate who will install the system, who will bear the costs, when it will be completed and who will own it.
 - 2) provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.302 and W.B. 2 or W.B. 4.

D. SOLID WASTE

Describe the proposed method of collecting and disposing of solid waste.

- 2. If use of an existing collection system or disposal facility is proposed, indicate the name and location of the facility.
- 3. If on-site disposal of solid waste is proposed provide the information required in ARM 17.36.309 (2).

E. DRAINAGE

- 1. Streets and roads.
 - a. Describe measures for disposing of storm run-off from streets and roads within the subdivision or onto adjacent property.
 - b. Indicate type of road surface proposed.
 - c. Describe facilities for stream or drainage crossing (e.g., culverts, bridges).
 - d. Describe how surface run-off will be drained or channeled from parcels.
 - e. Indicate if storm run-off will enter state waters and describe any proposed treatment measures. (A storm-water discharge permit may be required)
 - f. Describe any existing or proposed streambank or shoreline alteration, any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type and purpose of alternation.

PART III INFORMATION REQUIRED FOR ENVIRONMENTAL ASSESSMENT UNDER THE SUBDIVISION AND PLATTING ACT

Information specified in this Part must be provided in addition to that required in Parts I and II of this application form, when the local subdivision regulations require that an environmental assessment be prepared for a subdivision.

A. GEOLOGY

1. Locate on a copy of the preliminary plat, or on a plat overlay, any known hazards affecting the development which could result in property damage or personal injury due to:
 - a. falls, slides or slumps -- soil, rock, mud, snow.
 - b. seismic activity.

B. VEGETATION

1. Locate on a copy of the preliminary plat, or on a plat overlay, the location of the major vegetation types such as marsh, grassland, shrub, forest.
2. Describe measures to be taken to protect trees and vegetative cover (e.g., design and location of lots, roads and open spaces).

C. WILDLIFE

1. What major species of fish and wildlife use the area to be affected by the proposed subdivision?
2. Locate on a copy of the preliminary plat, or on a plat overlay, any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species and wetlands.
3. Describe any proposed measures to protect wildlife habitat or to minimize degradation (e.g., keeping buildings and roads away from shorelines or setting aside marshland as undeveloped open space).

D. HISTORICAL FEATURES

1. Describe and locate on a copy of the preliminary plat, or on a plat overlay, any known or possible historic, archaeological or cultural sites which may be affected by the proposed subdivision.
2. Describe any plans to protect such sites or properties.

E. ROADS

1. Describe any required construction of new public or private access roads or substantial improvements to existing public or private access roads.
2. Describe the proposed closure or modification of any existing roads.
3. Explain why access was not provided by means of a road within the subdivision, if access to any of the individual lots is directly from arterial streets or roads.
4. Indicate who will pay the costs of installing and maintaining dedicated and/or private roadways.

5. Estimate how much daily traffic the development, when fully developed, will generate on existing streets and arterials.

- a. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic.
- b. Describe any increased maintenance problems and cost that will be caused by this increase in volume.

6. Is year-round access by conventional automobile over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision?

7. Identify the owners of any private property over which access to the subdivision will be provided.

F. UTILITIES

1. Indicate the utility companies involved in providing electrical power, natural gas, or telephone service. To what extent will these utilities be placed underground?

2. Has the preliminary plat been submitted to affected utilities for review?

3. Estimate the completion date of each utility installation.

G. EMERGENCY SERVICES

1. Describe the emergency services available to the residents of the proposed subdivision, including number of personnel and number of vehicles or type of facilities and road distance to facilities for:

- a. fire protection -- is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?
- b. Police protection.
- c. Ambulance service.
- d. Medical services

2. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

- a. If not, what additional expenses would be necessary to make these services adequate?
- b. At whose expense would the necessary improvements be made?

H. SCHOOLS

1. Describe the available educational facilities which would serve this subdivision and the road distance to each.

2. Estimate the number of school children that will be added by the proposed subdivision. Provide a statement from the administrator of the appropriate school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system.

I. LAND USE

1. Describe land uses on lands adjacent to the subdivision.
2. Describe any comprehensive plan or other land use regulations covering the area proposed for subdivision or adjacent land. If located near an incorporated city or town, is annexation proposed?
3. Where public lands are adjacent to or near the proposed development, describe the present and anticipated uses of those lands, e.g., grazing, logging, recreation. Describe how the subdivision will affect access to any public lands.
4. Describe any health or safety hazards on or near the subdivision, such as mining activity, high pressure gas lines, dilapidated structures, high voltage power lines or irrigation ditches. Any such conditions should be accurately described and their origin location identified.
5. Describe any on-site or off-site uses creating a nuisance such as unpleasant odor, unusual noises, dust or smoke. Any such conditions should be accurately described and their origin location identified.

J. PARKS AND RECREATION FACILITIES

1. Describe part and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Possible sources of information to contact when completing the form include the following:

Local Agencies

City or County Health Department
City Engineer or County Surveyor
County Road Supervisor
Conservation District
County Extension Service
Planning Board Staff
Floodplain Administer

School District
Fire District or Department
Police or Sheriff's Department
Hospital or Ambulance Service
Chamber of Commerce
Telephone, Electrical Power, Gas and Cable

<u>State Agencies</u>	<u>Information</u>	<u>Location</u>
Department of Fish, Wildlife and Parks	fisheries, vegetation and wildlife	Helena and regional offices
Department of Environmental Quality	water quality	Helena
Department of Transportation	access to state highways traffic data maps, aerial photographs	Helena
Department of Natural Resources and Conservation	surface and groundwater, floodplains, well logs, water rights, fire hazards	Helena and regional offices
Bureau of Mines and Geology	geology, ground water, water quality, well logs, topographic maps	Butte and Billings

<u>Federal Agencies</u>	<u>Information</u>	<u>Location</u>
Farm Service Agency	aerial photographs	county offices
Bureau of Land Management	vegetation, maps, topography	Billings and district offices
Forest Service	topography, surface water, soil maps, vegetation wildlife, fire hazards, maps	Missoula regional, national forest and district offices
Geological Survey	geology, surface and ground water, water quality, floodways, topographic maps	Helena
Natural Resources Conservation Service	soils, surface water, flood hazards, erosion	Bozeman and county offices

APPENDIX I. FEE SCHEDULE

Pursuant to 76-3-602, MCA, the subdivider shall pay the following non-refundable fees:

1. Subdivision Application Review (Fee goes to the Madison County Planning Department)

Number of Lots in Proposed Subdivision [Note: One RV space or one condominium unit equates to one lot.]	Preliminary Plat or Plan [Note: Fee applies also to Summary Plats or Plans, and to Amended Plats where substantial changes are proposed.]	Final Plat or Plan [Note: Fee does not apply to Summary Plats or Plans.]	Total Subdivision Application Review Fee
1-2	\$ 750	\$ 100	\$ 850
3 or more	\$ 1200 + \$50 for each lot over 3	\$ 200 + \$50 for each lot over 3, up to 50 lots; + \$20 for each lot beyond 50 lots.	Examples: \$ 1400 for 3 lots \$ 1700 for 6 lots \$ 6100 for 50 lots \$ 9600 for 100 lots

- 2. Fire Review Fee (Fee goes to the reviewing agency or the County):** \$50 for the first lot, \$10 for each additional lot, plus mileage (at State rate per mile).
- 3. Variance Application (Fee goes to the Madison County Planning Department, and each requested variance requires a separate fee):**
\$ 100 if variance application is submitted with subdivision application.
\$ 200 if variance application is submitted after preliminary plat approval has been granted.
- 4. Noxious Weed Management Plan (Fee goes to the Madison County Weed Department):**
\$50 plus mileage (at State rate per mile) for proposed subdivisions of five or fewer lots.
\$50 plus mileage (at State rate per mile) plus \$5.00 per lot for proposed subdivisions of six or more lots.
- 5. Sanitation Review Fee where proposed lots are 20 or more acres (Fee goes to the Madison County Sanitarian's Department) – \$50 @ lot plus mileage (at State rate per mile).**

APPENDIX J. SAMPLE NOTIFICATION LETTER (For First-Time Minor Subdivision Applications)

[Date]

TO: Adjacent Property Owners
Lien Holders
Easement Holders
Potentially Affected Water Users
Potentially Affected Property Owner Associations
Review Agencies
Nearby Municipality

FROM: _____
[name of subdivider or subdivider's representative]

RE: Proposed Subdivision Application

This is to notify you that the proposed _____ will
[name of subdivision]
be reviewed by the Madison County Planning Board as follows:

- _____
- [day and date of meeting]
- _____
- [approximate time]
- _____
- [location]

The subdivision application may be reviewed at the Planning Office or _____
[community]
Public Library. A brief summary of the project, plus vicinity map, is enclosed.

Your comments to the Planning Board about the project are welcomed, either prior to or at the meeting. If you wish to write or call in your comments, please address them to: Madison County Planning Board, P.O. Box 278, Virginia City, MT 59755. (406) 843-5250 tel / (406) 843-5229 fax.

Enclosure

cc: Madison County Planning Board

APPENDIX K. FINAL PLAT CHECKLIST

Name of Preliminary Plat _____

Location _____

Date of Completion by Subdivider _____

Date of Review by Planner _____

Date of Review by Clerk and Recorder _____

Date of Review by Examining Land Surveyor (if existing) _____

Items and Information

Subdivider Checklist

County Checklist

	Included	Not Applicable	Included, Complete	Not Complete
Final Plat Application Form.				
Final Plat Review Fee.				
<p>Final Plat (or Plan), submitted in accordance with the Uniform Standards for Final Subdivision Plats issued by the Montana Department of Commerce (See Appendix AA. for Standards in effect as of February 2000).</p> <p>The Final Plat (or Plan) shall be accompanied by two blue-line copies. A digital copy on 3 1/2" floppy disk is also encouraged to be submitted.</p> <p>The face of the Final Plat (or Plan) shall also include:</p> <ul style="list-style-type: none"> a. Vicinity map. b. Approved land uses (e.g., agricultural, residential, commercial, industrial, or mixed use). c. When required by the conditions of subdivision approval: <ul style="list-style-type: none"> 1. Water bodies. 2. Floodplain. 				

	Included	Not Applicable	Included, Complete	Not Complete
<p>3. Construction setback from any river or stream.</p> <p>4. Building envelopes.</p> <p>5. No-build areas.</p> <p>6. Ground elevations.</p> <p>d. Other project-specific information required as a condition of subdivision approval.</p> <p>e. Certification that the county will not be required to improve or maintain any proposed or newly constructed non-county road within or providing access to the subdivision.</p>				
<p>Final Plat (or Plan) supplements listed in the Uniform Standards shall be Original documents in the following cases:</p> <p>a. Certificate of a title abstractor (title company).</p> <p>b. Covenants (plat approval covenants and/or owners association covenants) or deed restrictions relating to the subdivision.</p> <p>c. Certificate from the Montana Dept. of Environmental Quality.</p> <p>d. Subdivider's certificate indicating which public improvements have been installed.</p> <p>e. Subdivision improvements agreement and letter of credit or escrow agreement.</p> <p>The Final Plat (or Plan) submittal packet shall also include, as applicable:</p> <p>a. Letter of preliminary plat approval.</p> <p>b. Written consent of any conservation easement holder.</p> <p>c. Copy of any easement or document confirming legal access to the subdivision.</p> <p>d. Copy of any pertinent utility or ditch easements.</p> <p>e. Original articles of incorporation and bylaws for any property owners association being created at the time of final plat approval.</p> <p>f. Original certification by County sanitarian that plans and specifications for sanitary facilities (sewer, water, stormwater, and solid waste) have been approved, in accordance with Appendix O.</p> <p>g. Copy of county road encroachment permit(s) (See Appendix Z). Original is required, if permit has not yet been recorded with the clerk and recorder.</p> <p>h. Indication that lot addresses have been assigned in accordance with county rural addressing system.</p> <p>i. Original Right-to-Farm and Emergency Services Declarations (Appendix T).</p>				

	Included	Not Applicable	Included, Complete	Not Complete
j. Copy of any pertinent water-related permits (e.g., floodplain development permit from county, stormwater discharge permit from DEQ, 404 permit from U.S. Army Corps of Engineers, and/or 310 permit from local conservation district).				
k. Copy of approval of noxious weed management plan (See Appendix S).				

Subdivider Explanatory Comments: _____

County Review Comments: _____

APPENDIX L. FINAL PLAT APPLICATION FORM

Applicant Information:

Landowner(s)

Name _____

Address _____

Telephone Number(s) _____

Signature(s) _____ Date _____

Landowner Representative

Name _____

Address _____

Telephone Number(s) _____

Signature _____ Date _____

Name of Preliminary Plat: _____

Location: (____ 1/4) Section _____ Township _____ Range _____

Date of Preliminary Plat Approval: _____

Descriptive Data:

- a. Total area in acres _____
- b. Total acreage in lots (or spaces or units) _____
- c. Total acreage in parks, open space, and/or common facilities _____
- b. Total number of lots (or spaces or units) _____
- c. Maximum size of lots (or spaces or units) _____
- d. Minimum size of lots or (or spaces or units) _____

_____	Residential, single family	
_____	Residential, multiple family	Indicate types of multiple family structures and number of each (e.g., duplex, four-plex).
_____	Mobile Home Park	
_____	Recreational Vehicle Park	
_____	Condominiums or townhouses	Indicate types of structures and number of each.
_____	Planned unit development	Indicate types of structures and number of each (e.g., single-family homes, multiple family structures, commercial buildings).
_____	Commercial	
_____	Industrial	
_____	Other (Please describe)	

_____ Final Plat (or Plan) is enclosed.
 _____ Final Plat Supplements are enclosed.
 _____ Checklist is enclosed.
 _____ The final plat review fee is enclosed.

1. Pursuant to the Madison County Subdivision Regulations, the Board of Madison County Commissioners may revoke a subdivision approval if it determines that information provided by the subdivider, and upon which such decision was based, is inaccurate. Therefore, please complete the application package accurately and provide all information requested.

APPENDIX M.
[Sample adapted from State Model
Subdivision Regulations, 6/95]

SUBDIVISION IMPROVEMENTS AGREEMENT; GUARANTY

MODEL SUBDIVISION IMPROVEMENT AGREEMENT

The parties to this Subdivision Improvements Agreement ("this agreement") are _____
_____ ("the Developer") and _____ ("the City" or "the County").

WHEREAS, the Developer also desires to defer construction of improvements described in Attachment B;

WHEREAS, the purpose of this Agreement is to protect the City (or County) and is not intended for the benefit of contractors, suppliers, laborers or others providing work, services, or materials to the Subdivision, or for the benefit of lot or home buyers in the Subdivision; and

WHEREAS, the mutual promises, covenants and obligations contained in this Agreement are authorized by state law and the City (or County) subdivision regulations.

NOW THEREFORE BE IT RESOLVED, The Parties hereby agree as follows:

1. Effective Date: The effective date of this Agreement shall be the date that final subdivision plat approval is granted by the City (or County).
2. Attachments: The Attachments cited herein are hereby made a part of this Agreement.

Developer's Obligations

3. Improvements: The Developer shall construct and install, at his own expense, those subdivision improvements listed in Attachment B of this Agreement. The Developer's obligation to complete the improvements shall arise upon approval of the final subdivision plat, shall not be conditioned on the commencement of construction in the development or sale of any lots or improvements within the subdivision, and shall be independent of any obligations of the City (or County) contained in this Agreement.

4. Security: To secure the performance of his obligations under this Agreement, the Developer shall deposit with the City (or County) on or before the effective date, an Irrevocable Letter of Credit (or other financial security acceptable to the local officials) in the amount of \$ _____. The letter of credit shall be issued by _____ (lending institution), be payable at sight to the City (or County) and bear an expiration date not sooner than 4 years after the effective date of this Agreement. The letter of credit shall be payable to the City (or County) at any time upon presentation of (1) a sight draft drawn on the issuing lending institution in the amount up to \$ _____, (2) a signed statement or affidavit executed by an authorized City (or County) official stating that the Developer is in default under this Agreement; and (3) the original copy of the letter of credit.

5. Standards: The Developer shall construct the required improvements according to the standards and specifications required by the City (or County) as specified in Attachment D of

this Agreement.

6. Warranty: The Developer warrants that each and every improvement shall be free from defects for a period of 1 year from the date that the City (or County) accepts the dedication of the last improvement completed by the Developer.

7. Commencement and Completion Periods: The Developer shall complete all of the required improvements within 1 year from the effective date of this Agreement.

8. Compliance with Law: The Developer shall comply with all relevant laws, ordinances, regulations and requirements in effect at the time of subdivision plat approval when meeting his obligations under this Agreement.

City's (or County's) Obligations

9. Inspection and Certification: (A) The City (or County) shall provide for inspection of the improvements as they are completed and, where found acceptable, shall certify those improvements as complying with the standards and specifications set forth in Attachment D of this Agreement. The inspection and certification, shall occur within 14 days of notice by the Developer that the improvements are complete and he desires City (or County) inspection and certification. Before requesting City (or County) certification of any improvement the Developer shall present to the City (or County) valid lien waivers from all persons providing materials or performing work on the improvement. (B) Certification by the City (or County) does not constitute a waiver by the City (or County) of the right to draw funds under the letter of credit in the event defects in or failure of any improvement are found following the certification.

10. Notice of Defect: The City (or County) shall provide timely notice to the Developer whenever inspection reveals that an improvement does not conform to the standards and specifications set forth in Attachment D, or is otherwise defective. The Developer shall have 30 days from the date the notice is issued to remedy the defect. The City (or County) may not declare a default under this Agreement during the 30 day remedy period unless the Developer clearly indicates he does not intend to correct the defect. The Developer shall have no right to correct the defect in, or failure of, any improvement found after the City (or County) accepts dedication of the improvements.

11. Reduction of Security: After the acceptance of any improvement, the amount that the City (or County) is entitled to draw on the letter of credit shall be reduced by an amount equal to 90 percent of the estimated cost of the improvement as shown in Attachment B. At the request of the Developer, the City (or County) shall execute a certificate verifying the acceptance of the improvement and waiving its right to draw on the letter of credit to the extent of the amount. Upon the certification of all of the improvements the balance that may be drawn under the credit shall be available to the City (or County) for the one year warranty period plus an additional 90 days.

12. Use of Proceeds: The City (or County) shall use funds drawn under the letter of credit only for the purposes of completing the improvements or correcting defects in or failure of the improvements.

Other Provisions

13. Events of Default: The following conditions, occurrences or actions shall constitute a default by the Developer during the completion period:

- a. failure to complete construction of the improvements within 1 year of final subdivision plat approval;
- b. failure to remedy the defective construction of any improvement within the remedy period;
- c. insolvency of the Developer or the filing of a petition for bankruptcy;
- d. foreclosure of the property or assignment or conveyance of the property in lieu of foreclosure.

14. Measure of Damages: The measure of damages for breach of this Agreement shall be the reasonable cost of completing the improvements. For purposes of this Agreement the estimated cost of the improvements as specified in Attachment B shall be prima facie evidence of the minimum cost of completion. However, neither that amount nor the amount of the letter of credit establishes the maximum amount of the Developer's liability. The City (or County) shall be entitled to complete all unfinished improvements at the time of default regardless of the extent to which development has taken place in the Subdivision or whether development ever was commenced.

15. Local Government Rights Upon Default: (A) Upon the occurrence of any event of default, the City (or County) may draw on the letter of credit to the extent of the face amount of the credit less the estimated cost (as shown in Attachment B) of all improvements previously certified by the City (or County). The City (or County) shall have the right to complete improvements itself or contract with a third party for completion, or the City (or County) may assign the proceeds of the letter of credit to a subsequent developer who has acquired the Subdivision and who shall have the same rights of completion as the City (or County) if and only if the subsequent developer agrees in writing to complete the unfinished improvements. (B) In addition, the City (or County) may suspend final plat approval during which time the Developer shall have no right to sell, transfer or otherwise convey lots or homes within the Subdivision without the express approval of the City (or County) or until the improvements are completed and certified by the City (or County).

16. Indemnification: The Developer agrees to indemnify and hold the City (or County) harmless for and against all claims, costs and liability of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work under this Agreement. The Developer is not an employee or agent of the City (or County).

17. Amendment or Modification: The Parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City (or County) and by the Developer.

18. Attorney's Fees: Should either party be required to resort to litigation, arbitration or mediation to enforce the terms of this Agreement, the prevailing party, whether plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court, arbitrator or mediator awards relief to both parties, each shall bear its own costs in their entirety.

19. Third Party Rights: No person or entity who is not party to this Agreement shall have a right of action under this Agreement, except that if the City (or County) does not exercise its rights within 60 days following an event of default, a purchaser of a lot or home in the Subdivision may bring an action in mandamus to compel the City (or County) to exercise its rights.

20. Scope: The Agreement constitutes the entire agreement between the parties and no statement, promise or inducement that is not contained in this Agreement shall be binding on the parties.

21. Time: For the purpose of computing the commencement and completion periods, and time periods for City (or County) action, times in which war, civil disasters, acts of God or extreme weather conditions occur shall not be included if the events prevent the Developer or the City (or County) from performing the obligations under this Agreement.

22. Assigns: The benefits of this Agreement to the Developer may not be assigned without the express written approval of the City (or County). Such approval may not be withheld unreasonable, but any unapproved assignment is void. There is no prohibition on the right of the City (or County) to assign its rights under this Agreement.

The City (or County) shall release the original Developer's letter of credit if it accepts new security from any developer or lender who obtains the property. However, no action by the City (or County) shall constitute a release of the original developer from his liability under this Agreement.

23. Severability: If any part, term or provision of this Agreement is held by the courts to be illegal the illegality shall not affect the validity of any other part, term or provision, and the rights of the parties shall be construed as if the part, term or provision were never part of the Agreement.

Dated this ____ day of _____, 20____.

City (or County) Official

Developer

ACCEPTABLE FORMS OF IMPROVEMENTS GUARANTEES

The following are acceptable means of guaranteeing subdivision improvements agreements, although others may also be acceptable. The irrevocable letter of credit is often the preferable guaranty because it is usually feasible for a subdivider to secure, and the local government can readily obtain funds to complete the required improvements should the subdivider default on installing the improvements. A suggested irrevocable letter of credit and commentary are

included as part of this Appendix. The other common guaranties are also explained below.

The subdivider shall provide one or more of the following financial security guarantees in the amount of 125% of the engineer's estimated total cost of installing all required improvements.

1. Letter of Credit

Subject to governing body approval, the subdivider shall provide the governing body an irrevocable letter of credit from a bank or other reputable institution or individual certifying the following:

- a. That the creditor guarantees funds in the amount approved by the governing body.
- b. That if the subdivider fails to complete the specified improvements within the required period, the creditor will immediately pay to the governing body upon presentation of a sight draft without further action, an amount of cash necessary to finance the completion of those improvements, up to the limit of credit stated in the letter.
- c. That this letter of credit may not be withdrawn, or reduced in amount, until released by the governing body.

2. Escrow Account

The subdivider shall deposit cash, or collateral readily convertible to cash at face value, either with the governing body or in escrow with a bank. The use of collateral other than cash, and the selection of the bank where funds are to be deposited must be approved by the governing body.

Where an escrow account is to be used, the subdivider shall give the governing body an agreement with the bank guaranteeing the following:

- a. That the funds in the escrow account are to be held in trust until released by the governing body and may not be used or pledged by the subdivider as security for any obligation during that period.
- b. That, should the subdivider fail to complete the required improvements, the bank shall immediately make the funds in escrow available to the governing body for completing these improvements.

3. Property Escrow

The subdivider may offer as a guarantee land or other property, including corporate stocks or bonds. The value of any real property to be used, accounting for the possibility of a decline in its value during the guarantee period, shall be established by a licensed real estate appraiser at the subdivider's expense. The governing body may reject the use of property as collateral when the property value is unstable, when the property may be difficult to sell, or when other factors exist which will inhibit the

exchange of the property for an amount of money sufficient to complete required improvements.

When property is offered as an improvement guarantee, the subdivider shall:

- a. Make an agreement with the escrow agent instructing the agent to release the property to the governing body in the case of default. The agreement shall be placed on file with the county clerk and recorder.
- b. File with the governing body an affidavit affirming that the property to be used as a guarantee is free and clear of any encumbrances or liens at the time it is to be put in escrow.
- c. Execute and file with the governing body an agreement stating that the property to be placed in escrow as an improvement guarantee will not be used for any other purpose, or pledged as a security for any other matter until it is released by the governing body.

4. Sequential Development

Where a subdivision is to be developed in phased portions, the governing body may, at its discretion, waive the use of a guarantee on the initial portion, provided that the portion contains no more than 25 lots, or 50 percent of the total number of lots in the proposed subdivision, whichever is less. The governing body may grant final plat approval to only one portion at a time. The plat approval for each succeeding portion will be contingent upon completion of all improvements in each preceding portion, and acceptance of those improvements by the governing body. Completion of improvements in the final portion of the subdivision must be guaranteed through the use of one of the other methods detailed in this section.

5. Surety Performance Bond

The bond shall be executed by a surety company authorized to do business in the State of Montana and acceptable as a surety to the governing body and countersigned by a Montana agent. The bond shall be payable to the County (City) of _____. The bond shall be in effect until the completed improvements are accepted by the governing body.

6. Special Improvements District

The governing body may enter into an agreement with the subdivider, and the owners of the property proposed for subdivision if other than the subdivider, that the installation of required improvements will be financed through a special or rural improvement district created pursuant to Title 7, Chapter 12, MCA. This agreement must provide that no lots within the subdivision will be sold, rented, or leased, and no contract for the sale of lots executed, before the improvement district has been created.

If the proposed subdivision lies in an unincorporated area, the subdivider, or other owners of the property involved must also petition the board of county commissioners to create a rural improvement district pursuant to Section 7-12-2102, MCA.

An agreement to finance improvements through the creation of a special improvement district, or a petition to create a rural improvement district, constitutes a waiver by the subdivider or the other owners of the property of the right to protest, or petition against, the creation of the district under either Section 7-12-2109 or Section 7-12-4110, MCA. This waiver must be filed with the county clerk and recorder and will be deemed to run with the land.

MODEL
IRREVOCABLE LETTER OF CREDIT

Letter of Credit No. _____

Name of Local Government
Address

Date

Gentlemen:

We hereby establish in your favor our Irrevocable Letter of Credit # _____ for the account of (Developer), available by your drafts at sight up to an aggregate amount of \$ _____. Should (Developer) default or fail to complete the improvements under the terms specified in the attached subdivision improvements agreement for (name of subdivision) we shall pay on demand your sight draft or drafts for such funds, to the limit of credit set forth herein; as are required to complete said improvements.

All drafts must be presented prior to expiration date and this Letter of Credit must accompany the final draft for payment. Drafts drawn hereunder must be by sight draft marked:

"Drawn under (lending institution), Letter of Credit # _____ dated (date of Letter of Credit)," and the amount drawn endorsed on the reverse hereof by the lending institution.

Unless otherwise stated, this Letter of Credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits (1983 Revision) International Chamber of Commerce. We hereby agree with the drawers, endorsers and bona fide holders of the drafts drawn under and in compliance with the terms of this Credit that these drafts shall be duly honored upon presentation to the drawee.

This letter of credit may not be withdrawn or reduced in any amount prior to its expiration date except by your draft or written release.

(Lending Institution)

(Signature and Title of Official)

APPENDIX N.**DEQ CHECKLIST**

DRAFT 5/26/2000

- For parcels less than 20 acres in size.
- For water supply, wastewater treatment, stormwater management, and solid waste disposal issues.

Subdivision: _____ County: _____
Reviewer: _____ Review Date: _____

YES	NO	N/A	QUESTION	REVIEWER'S COMMENTS
			Is check included with correct fee?	
			Is application included with owner's signature/address/phone/date?	
			Is the Preliminary Plat or COS included?	
			Is the Final Plat included?	
			Is legal description complete on survey?	
			Are lots at least 1 acre in size?	
			Is local Health Office approval included?	
			Are Planning Board or County Commissioner comments included?	
			Is a clear copy of USGS topo map included?	
			Are all lots described on survey being reviewed?	
			Are three copies of lot layouts included with the subdivision name on each?	
			Are drainfield locations running with the contours on the lot layout?	
			Are drainfield replacement areas shown on layout?	
			Is the slope given for the drainfield areas?	
			Are the minimum spacing requirements met?	
			Are well locations & mixing zones shown?	
			Is there a scale and legend on layout?	
			Has a perc test been done within each drainfield?	
			Does perc value correspond to soil type?	
			Have adequate test pits been provided?	
			Has SCS/NRCS soils data been provided?	
			Is the depth to seasonal high groundwater or bedrock been substantiated by information in file?	
			Is adequate water supply substantiated?	
			Has a water quality test been submitted (N, bac-T, conductivity), with well log & location of test?	
			Is nitrate level at end of mixing zone below 5 ppm? (7.5 ppm if level 2 provided)	
			Is phosphorous breakthrough > 50 years?	

		Is existing well over 25' in depth?	
		Will surface water, spring or cistern system be disinfected and filtered?	
		If public water or sewer, is authorized statement to connect to existing public system included?	
		Is location of water or sewer main shown on layout?	
		Are easements necessary for water or sewer mains or services shown?	
		Are shared users agreements included for shared wells and/or drainfields?	
		Are 100 year floodplain requirements met?	
		Are plans and specs (2 copies) stamped and signed by PE?	
		Is the solid waste disposal site noted?	
		Is a copy of the County Septic Permit, or statement from owner on adequacy, for an existing system included?	
		Are wells and drainfields within 100' perimeter of subdivision boundaries shown or indicated?	

- For parcels 20 acres or larger.
 - For water supply, wastewater treatment, stormwater management, and solid waste disposal issues.
-

Lot Layout Requirements: Individual Systems

Clear and legible and large

- 3 copies of lot layout on a sheet no larger than 11 x 17
 - Do show multiple lots on one sheet - use multiple sheets only for large developments
 - Name of subdivision – last name or plat title
 - Name of county
 - Each lot/parcel labeled – example: Lot 1, Lot 2
 - Size of each lot/parcel
 - Graphic scale – no smaller than 1"=200'
 - North arrow
 - Location of proposed water system
 - Distances from septic tank and from proposed or existing sewage treatment Systems in subdivision and in vicinity of the subdivision (typically 500 feet)
 - Water lines (suction and pressure)
 - 100' setback around proposed and existing water system
 - Location and dimensions of proposed sewage treatment system (septic tank & primary drainfield)
 - Location and dimensions of proposed 100% replacement drainfield
 - Location of percolation test for each drainfield
 - Location of soil test pit – keyed by number to test pit information
 - Boundaries of proposed mixing zone (direction of ground water flow)
 - Percent and direction of slope across drainfield
 - Locations of existing water systems and sewage treatment systems in subdivision and adjacent to subdivision (typically 500 feet)
 - Location of drainage ways
 - Location of steep slopes/embankments
 - Locations of streams, lakes, ponds, seeps, springs, or irrigation ditches on or in the vicinity of the subdivision (typically 500 feet)
 - Location of monitoring wells – if applicable
 - Location of floodplain
 - Locations of buildings & driveway – if known
 - Any existing or required easements
 - Location and size of existing and proposed stormwater structures (culverts, ponds, dry wells, etc.)
 - Nitrate & nitrite, specific conductance, water sample results
 - Well logs, if no well on property, closest 2-3 well logs
 - If well is existing well on property, a bacteria water sample from existing well
-
- Water sample bottles available at Sanitarian's Office

Name of

Subdivision

N1/2 of SE1/4, Sec. 2

T 29N. R31W., P.M., MT.

Name of County, Montana

July 1998

Sec. 2

3- 95' Trenches
10' Spacing

No Slope

2- 98' Trenches
10' Spacing
Type A Sand Lined
Drainfield

No Slope

Lot 3
±5.350 Acres

Lot 4
±5.068 Acres

APPROVED DRAINFIELD LOCATION
PER LUNDBERG SUBDIVISION

Good example of lot layout showing existing and proposed drainfield, replacement area, existing and proposed well location, mixing zone length and direction, slope across drainfield, percolation test site, est hole location.

Lot 1
±3.722 Acres

3- 80' Trenches
10' Spacing

No Slope

Lot 2
±2.937 Acres

No Slope

3- 80' Trenches
10' Spacing

Remainder
±9.804 Acres

Ground Water Flow

LEGEND



Soils Test Pit



Percolation Test Site



Proposed Well Site



Existing Septic Tank



Proposed Septic Site



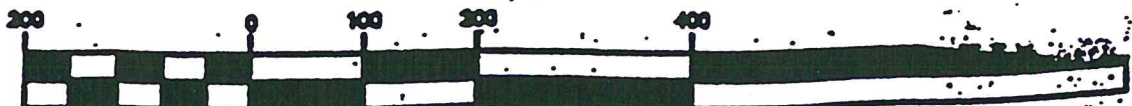
Replacement Site

(X) Existing Well Site

R Drainfield Replacement Area

H House

GRAPHIC SCALE



1 inch = 200 ft.

APPENDIX P. SUMMARY PLAT APPLICATION FORM

Name of Proposed Subdivision. _____

Date of Pre-Application Meeting(s). _____

[If applicable] Date of Overall Development Plan Approval by the Board of
Madison County Commissioners. _____

Contents of Subdivision Application Package.

- _____ *[If applicable]* Overall Development Plan Information.
- _____ Letter of sanitation approval.
- _____ Summary Plat (or Plan).
- _____ PART I of the Subdivision Application Form (See Appendix H.).
- _____ *[If applicable]* Environmental Assessment Materials (See Appendix D).
- _____ Additional Supplementary Materials.
- _____ Additional Supplementary Materials if proposed subdivision is a planned
unit development (PUD).
- _____ Summary Plat Checklist (See Appendix Q).
- _____ Subdivision review fee (See Appendix I).
- _____ Any request for variance, along with variance review fee (See Appendices
U and I).

Note:

Pursuant to the Madison County Subdivision Regulations, the Board of Madison County Commissioners may revoke a subdivision approval if it determines that information provided by the subdivider, and upon which such decision was based, is inaccurate. Therefore, please complete the application package accurately and provide all information requested.

APPENDIX Q. SUMMARY PLAT CHECKLIST

Location _____

Date of Sanitation Approval _____

By DEQ _____

By County Sanitarian _____

Date of Completion by Subdivider _____

Date of Review by Planner _____

Determination of Completeness by Planning Board _____
(date of meeting)

_____ Complete

_____ Incomplete, as follows: _____

Date of Review by Clerk and Recorder _____

Date of Review by Examining Land Surveyor (if existing) _____

Items and Information

Subdivider Checklist

County Checklist

	Included	Not Applicable	Included, Complete	Not Complete
Twenty (20) copies of the Summary Plat Application Form.				
Subdivision Review Fee.				
Summary Plat (or Plan), prepared in accordance with the Uniform Standards for Final Subdivision Plats issued by the Montana Department of Commerce (See Appendix AA., pp. 9-12, for Standards in effect as of February 2000).				
The Summary Plat (or Plan) shall be accompanied by 21 blue-line copies. For one-or-two lot proposed subdivisions,				

	Included	Not Applicable	Included, Complete	Not Complete
<p>18 of the 21 blueline copies may be 11" x 17" in size.</p> <p>A digital copy on 3 ½" floppy disk is also encouraged to be submitted.</p> <p>The face of the Summary Plat (or Plan) shall also include:</p> <ul style="list-style-type: none"> a. Vicinity map. b. Proposed land uses (e.g., agricultural, residential, commercial, industrial, or mixed use). c. Certification that the county will not be required to improve or maintain any proposed non-county road within or providing access to the subdivision. <p>The face of the Summary Plat (or Plan) should also include one or more of these additional items, if warranted by the site-specific characteristics of the subdivision:</p> <ul style="list-style-type: none"> a. Water bodies. b. Floodplain. c. Construction setback from any river. d. Building envelopes. e. No-build areas. 				
<p>Summary Plat (or Plan) supplements listed in the Uniform Standards shall be Original documents in the following cases:</p> <ul style="list-style-type: none"> a. Certificate of a title abstractor (title company). b. Covenants (plat approval covenants and/or owners association covenants) or deed restrictions relating to the subdivision. c. Certificate from the Montana Dept. of Environmental Quality. d. Subdivision improvements agreement and letter of credit or escrow agreement. 				
<p>The Summary Plat (or Plan) submittal packet shall also include, as applicable:</p> <ul style="list-style-type: none"> a. Written consent of any conservation easement holder. b. Copy of any easement or document confirming legal access to the subdivision. c. Copy of any pertinent utility or ditch easements. 				

	Included	Not Applicable	Included, Complete	Not Complete
<p>d. Original articles of incorporation and bylaws for any property owners association being created at the time of plat approval.</p> <p>e. Original certification by County sanitarian that plans and specifications for sanitary facilities (sewer, water, stormwater, and solid waste) have been approved, in accordance with Appendix O.</p> <p>f. Copy of county road encroachment permit(s) (See Appendix Z). Original is required, if permit has not yet been recorded with the clerk and recorder.</p> <p>g. Indication that lot addresses have been assigned in accordance with county rural addressing system.</p> <p>h. Original Right-to-Farm and Emergency Services declarations.</p> <p>i. Copy of any pertinent water-related permits (e.g., floodplain development permit from county, stormwater discharge permit from DEQ, 404 permit from U.S. Army Corps of Engineers, and/or 310 permit from local conservation district).</p> <p>j. Copy of approval of noxious weed management plan (See Appendix S).</p> <p>k. A vicinity sketch or sketches showing conditions on subject land and adjacent land, including:</p> <ol style="list-style-type: none"> 1. Clear indication of the proposed subdivision on an U.S. Geological Survey topographic map, aerial photograph, or location map. 2. Names of adjoining platted subdivisions and numbers of adjoining COSs previously recorded. 3. Ownership of all lands adjacent to the subdivision and to the access road leading from a present public right-of-way to the boundary of the proposed subdivision. 4. Approximate direction and gradient of ground slope, including any embankments or retaining walls. 5. Current land uses. 6. Location of buildings, railroads, power lines, towers, and roads. 7. Location of any known potential man-made or natural hazards. <p>l. A map of ground elevations on the tract, if not shown on the plat. Contour intervals are provided at suggested vertical intervals of: two (2) feet where the average slope is 0-2%; five (5) feet where the average slope is 3-7%; and ten (10) feet where the average slope is over 7%. <i>Notes: (1) A cross section may be required to define drainage</i></p>				

	Included	Not Applicable	Included, Complete	Not Complete
<p><i>patterns. (2) United States Geological Survey data or other information may be used, if it presents an accurate and usable representation of ground features.</i></p> <p>m. Any existing or proposed zoning (or other land use regulation) on the proposed subdivision tract and in the vicinity.</p> <p>n. Overall development plan or notice of plan approval by governing body.</p> <p>o. Names and addresses of adjoining landowners, and documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>p. Names and addresses of all easement holders, potentially affected water users (if any, and if known), and any property owners association potentially affected by the project as determined by the planner. Documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>q. Names and addresses of public agencies and municipalities located within two (2) miles of the proposed subdivision (including any agencies who manage a road that would provide access to the development), and documentation that they have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>r. Verification that other review agencies, as required (See Appendix B), have received at least 30 days' advanced notification of the proposed subdivision.</p> <p>s. Verification that local library has received a copy of the subdivision application package.</p> <p>t. Environmental assessment (summary).</p> <p>u. Fire district and fire prevention specialist report and recommendations (including emergency response time).</p> <p>v. Road supervisor report, recommendations.</p> <p>w. Explanation of water rights status.</p> <p>x. County floodplain administrator report and recommendations.</p> <p>y. Land stewardship plan (Appendix E).</p> <p>z. Statement of how the proposed subdivision meets the nine (9) public interest criteria and the goals and objectives of the Madison County Comprehensive Plan (Guidelines are included in Appendices D and F).</p> <p>Twenty copies of the Summary Plat (or Plan) packet shall be provided, in addition to the original set.</p>				

Subdivider Explanatory Comments: _____

County Review Comments: _____

SUBMITTAL REQUIREMENTS FOR FLOODPLAIN PERMIT APPLICATION

May 1999

To initiate the permit process, you will need to submit two copies of the following information to this office. These instructions apply to all construction/ projects within any designated 100-year floodplain as delineated on the FHBM's, FIRM's, SCS/NRCS floodplain maps, COE floodplain maps, etc. You will need to submit a number of items listed below at a minimum.

1. A list of adjacent property owners and their mailing addresses. (You can get this information from the County's Clerk & Records Office)
2. A letter from each property owner where the project will be completed authorizing the proposed work.
3. A detailed site plan, drawn to scale, showing the following:
 - ◇ Property boundary lines of the subject property and those in the immediate vicinity of the project (you may obtain a copy of the surveys in the Clerk & Records Office)
 - ◇ Approximate location of all floodplain boundaries in the vicinity of the project as depicted on the Floodplain Maps available at your local office
 - ◇ Location of existing improvements in the vicinity of the project, including drive ways, roads, culverts, bridges, buildings, wells, septic systems, and other improvements
 - ◇ Location of all existing physical features in the vicinity of the project, including ponds, swales, streams, and irrigation ditches
 - ◇ Location and dimensions of all proposed improvements, including driveways, roads, culverts, bridges, ponds, buildings, wells and other structures
 - ◇ Location for all fill that will be brought into the floodplain
4. A statement specifying the amount of fill that will be placed within the floodplain and supporting calculations.
5. For a house submit:
 - ◇ the existing ground elevation at the location of the proposed house and the calculated height of the 100-year floodplain (You will need to work with a land surveyor to obtain this information.) Calculations for the amount of fill (in cubic yards) to be placed in the flood plain (see Administrative Rules Sec 36.15.702(1a))
 - ◇ specifications for the fill material (type of material, sizes, etc.)
6. For any other building submit:
 - ◇ a drawing of the building
 - ◇ a statement indicating which of the two development standards will apply (see Administrative Rules Sec.36.15. 702(2)).

7. For bank stabilization submit:

- ◇ a description of existing conditions
- ◇ a historical overview of trends in the river movement, if any.
- ◇ a description of the problem
- ◇ a description of the objectives of the project
- ◇ a short description of design alternatives that were considered, if any, but rejected, and an explanation of why each one was rejected
- ◇ typical cross-section (based on survey data) of the river from bank to bank, which shows the existing condition and proposed treatment and the height of the 100-year flood event, the base flow elevation, and the bank full elevation.
- ◇ a longitudinal profile of the river surface and bed in the project area.
- ◇ a plan view (using an aerial photograph as a base) of the project area which shows the beginning and ending points of the treatment and the various types of treatment.
- ◇ specifications for the treatment material (type of material, sizes, quantities, etc.
- ◇ calculations to show that the proposed project will not raise the elevation of the 100-year flood more than six inches above the 100-year flood elevation as documented on the flood plain maps available in your local office.
- ◇ a description of the project implementation (project phases, sediment control, staging areas, cleanup, etc.)

8. For a bridge submit:

- ◇ drawings and specifications for the bridge as certified by professional engineer
- ◇ calculations for the amount of fill to be placed in the floodplain
- ◇ a cross-section at the location of the bridge which shows the existing condition and the elevation of the 100-year flood event

9. For a pond submit:

- ◇ a description of existing conditions
- ◇ a description of the objectives of the project
- ◇ calculations for the amount of material to be removed from the pond
- ◇ a description of where the material will be placed outside of the floodplain

10. For a road(s) submit:

- ◇ a description of existing conditions
- ◇ a description of the objectives of the project
- ◇ calculations to show that the culverts) will be large enough to handle the expected flows.

11. Other:

Once your final application is received, It will be reviewed to make sure the information is sufficient. If it is not sufficient, you will receive a letter that explains the deficiencies. A decision will be made within 60 days of when your application is deemed sufficient. You should also be aware that as part of the review process, the adjoining property owners will be notified letting them know about the proposed work, and a legal notice placed in the paper of general circulation containing a brief description of the application.

APPENDIX S.

MADISON COUNTY WEED BOARD

P.O. BOX 278 • VIRGINIA CITY, MONTANA 59755 • (406) 843-5594 • (406) 843-5325 fax

Enclosed, please find a "SUBDIVISION/LANDOWNER NOXIOUS WEED MANAGEMENT PLAN" for the Subdivider/landowner to fill out and return to us for review. The Weed Board will review the plan at its next regular meeting, which is the third Tuesday of every month. Please feel free to make copies of these forms for future use.

When filing the Weed Management Plan, please pay attention to several parts of the Plan:

a) Item # II - "Noxious Weed Data". Weed Identification, Land Uses and Environmental and Safety Factors are all important considerations when making recommendation for control or management of all Noxious weeds.

b) Please include a map of the area in question. This is valuable in assisting with guidance or advice about a Weed problem and when making arrangements to view the property.

c) Approval/Signature page. The Weed Board will not review or approve a Weed Management Plan unless it has a Notary approved signature of the Landowner or Representative.

If the management plan is approved, a letter stating so and a copy of the plan will be sent to Subdivider/landowner. A copy of the approval letter will be sent to the Board of Commissioners of Madison County, the Clerk and Recorder's Office and the Planning Board. The original plan and a copy of the approval letter will be kept on file in our office.

If the management plan is not approved, the plan will be returned to the Subdivider/landowner with an explanation of why and any suggestions of changes that may be needed to be in compliance with the Montana County Noxious Weed Act 7-22-21 MCA and the Madison County Weed Management Plan.

The Board requests that they or their representative be allowed to inspect the property for the presence of noxious weeds. If the management plan is filed during the winter months, then the inspection will be made when time and weather are conducive to allow proper inspection. The inspection is for educational purposes and to assist the developer or landowner in identifying noxious weeds that may be present, or identifying possible trouble spots that may arise with the construction of roads or homes.

The "WEED MANAGEMENT CLAUSE" that is enclosed is a document that we would like to have the buyer read and sign. This lets the future owners know that a weed management plan has been filed and also helps them become aware of laws pertaining to noxious weeds. We have found that having the "WEED MANAGEMENT

CLAUSE" attached to the buy/sell agreement is the best way to accomplish this procedure.

Also enclosed is a copy of the "MADISON COUNTY SUBDIVISION REGULATION AND COST-SHARE PROGRAM". You will notice that the Weed Board charges a deposit/fee for inspection and approval of Subdivisions. As item 3-c states, application shall not be accepted unless accompanied by applicable fees.

The Board wishes to inform you that the Montana County Weed Control Act, Section 7-22-2110, does provide you the right to an Administrative Hearing-Appeal. Your first Hearing-Appeal would be with the Weed Board.

Should you have any questions or prefer to have the Weed Board assist with completion of the Application, please feel free to contact me.

Cordially yours,

A handwritten signature in dark ink, appearing to read "David Schulz", followed by a horizontal line.

David Schulz
WEED COORDINATOR
MADISON COUNTY

MADISON COUNTY WEED BOARD

P.O. BOX 278 • VIRGINIA CITY, MONTANA 59755 • (406) 843-5594 • (406) 843-5325 fax

SUBDIVISION/LANDOWNER NOXIOUS WEED CONTROL MANAGEMENT PLAN

Plan # _____

Date: _____

I. Ownership and Location:

A. Name: _____

Address: _____

Phone #: _____

B. Location:

a: Legal Description: _____ 1/4 _____ 1/4 _____ 1/4

Section _____ Township _____ Range _____

C. A MAP identifying or locating the Ownership or area being Subdivided must be included.

D. Subdivision Name _____

E. Lot # _____

II. Noxious Weed Data:

A. Types of Noxious Weeds: _____

B. Acres of infestation by weed species and land use. (use data key-2nd pg.)

Location	Weed Species	Acres	Land Uses	Environmental & Safety Factors
Example:	S knapweed	4	Residential	Trees/Garden/Creek
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____

wm-004b

(If possible, please locate above infestations on map)

III. Control Activities:

- A. Types of Control: (1) Chemical _____ (2) Biological _____
(3) Cultural _____ (4) Integrated _____ (5) Other _____
- B. Control Methods: (1) Handgun _____ (2) Ground Boom _____
(3) Aerial Application _____ (4) Other _____
- C. Who will conduct the control activity (applicator):
(1) Self _____ (2) Neighbor _____ (3) Commercial applicator _____
(4) Other _____

IV. Other plans for present control: (Time of control, Herbicides used and application rates, monitoring, etc. _____

V. Plans for future Noxious Weed Control: (Monitoring plans- vegetative transects, photo points, employee awareness. Herbicide use plans. Biological use plans. etc.) _____

NOXIOUS WEED DATA KEY:

1. Spotted Knapweed
2. Diffuse Knapweed
3. Russian Knapweed
4. Leafy Spurge
5. Canada Thistle
6. Dalmatian Toadflax
7. Field Bindweed
8. Whitetop (hoary cress)
9. St. Johnswort
10. Dyer's Woad
11. Yellow Starthistle
12. Common Crupina
13. Tansy Ragwort
14. Rush Skeletonweed
15. Common Tansy
16. Houndstongue
17. Musk Thistle
18. Common Mullein

- A. Cultivated Cropland
- B. Cultivated Hayland
- C. Irrigated Pasture (Range)
- D. Native Rangelands
- E. Riparian Lands
- F. Timber Lands
- G. Mining Lands
- H. Residential Site (rural)
- I. Residential Site (urban)
- J. Commercial (rural)
- K. Commercial (urban)
- L. Recreation
- M. Non-use

VI. Approval / Non-Approval:

*Before the Board will accept this Weed Management Plan for Approval, the Applicant must have his/her Notarized signature in place on this document. The Weed Board Chairperson will sign after Board Review and Approval.

A. Approval- _____ Date: _____
B. Approval with modifications- _____ Date: _____
C. Non-Approval- _____ Date: _____

D. Board Recommendations & Reasons: Should the Board have any recommendations to assist the landowner, or if this Plan is not approved, a letter of explanation will be sent to the landowner.

Signed:

Madison County Weed Board

Applicant / Landowner

X

Chairperson

Applicant / Landowner

Date

Date

STATE OF MONTANA)

(

ss.

COUNTY OF MADISON)

On this _____ day of _____, 19____, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public of the State of Montana

Residing at _____

My Commission Expires _____

MADISON COUNTY PLANNING BOARD
WEED MANAGEMENT CLAUSE

The subdivisions must comply with Madison County Weed Board regulations based on Montana Statutes 7-22-2116, Unlawful to Permit Noxious Weeds to Propagate, and 7-22-2117, Violations.

1. It is the responsibility of the subdivider to contact the County Weed Control Board located at 313 Idaho, Virginia City, Montana phone no. 843-5594, to review the Weed Control regulations and, if requested, to jointly inspect the prospective subdivisions to determine necessary weed control measures.

2. It is the responsibility of the subdivider to review the Weed Control regulations with any buyer of one or more of his lots.

3. The initial lot purchaser and all subsequent owners are responsible for complying with County Weed Control regulations.

Buyers signature

Date

Buyers signature

Date

STATE OF MONTANA)
 (ss.
COUNTY OF MADISON)

On this _____ day of _____, 19__, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public of the State of Montana
Residing at _____
My Commission Expires _____

B. Subdivisions

As stated in "VI. General Provisions and Improvement Standards" of "Madison County Subdivision Regulations" (Effective January 1, 1996):

"A Weed Control Agreement must be approved by the Madison County Weed Control Board, and will be signed by the Subdivider".

And - Cost-Share Program under Section 7-22-2146-

Madison County will supply administrative assistance, review and personnel. Office space, vehicle, equipment, communications equipment, computer, fax and photocopy will be supplied by Madison County. The owner will supply funds to defray the expenses incurred.

- 1. A Madison County Weed Board approved Weed Management Plan and Cost-Share Program will be filed with the Weed Board prior to final Subdivision approval. This Plan will include:**
 - a. the owner or representatives name and address**
 - b. location by legal description**
 - c. a vicinity or other map locating the ownership**
 - d. noxious weed data**
 - 1. types of noxious weeds**
 - 2. approximate acres of infestations**
 - 3. anticipated land use and other environmental concerns**
 - 4. planned weed control activities**
 - 5. plans for future weed control (3 to 5 years)**
 - 6. owners Notary approved signature**
- 2. The Madison County Weed Board, or its representative, will inspect the proposed Subdivision, with consideration given to the filed Weed Management Plan as a reference for noxious weeds infesting the Subdivision acreage.**
- 3. The deposit to be paid by the Subdivider to defray the expenses of Subdivision inspection and Subdivision Weed Management Plan and Cost-Share Program approval is as follows:**
 - a. a fee of \$50.00 plus travel expense (at State rate per mile) for Minor Subdivisions**
 - b. a fee of \$50.00 plus travel expense (at State rate per mile) plus \$5.00 per lot for Major Subdivisions**
 - c. application for Subdivision Weed Management Plan review and approval shall not be accepted unless accompanied by applicable fees.**

The Board shall deduct man hours of labor, materials, and equipment time involved in the Inspection and Cost-Share Program. The Administrator shall itemize each category and send a bill to the owner. The charges due on the bill will be deducted from the deposit. Repayment shall be due 30 days from the date the bill is sent. A copy of the bill shall be submitted by the Board to the County Clerk and Recorder. The Board shall notify the Clerk and Recorder whether the bill is paid within the time designated. If it is not repaid on or before the date due, the County Clerk and Recorder shall certify the amount thereof, with the description of the land to be charged, and shall enter the sum on the assessment list as a special tax on the land, to be collected in the manner provided in 7-22-2148 MCA.

4. After reviewing the Plan and the Subdivision site, the Plan will be acted on at the next regular meeting of the Madison County Weed Board. If the Plan is approved, an approval letter will be sent to:
- a. the Subdivider or its representative
 - b. the Board of Madison County Commissioners
 - c. the Madison County Clerk and Recorder's office
 - d. the Madison County Planning Board

If the Plan is not approved, the Subdivider has the following options:

- a. make revision to the Plan and resubmit it
- b. request assistance from the Weed Board or its representative in revising the Weed Management Plan
- c. Request an Administrative hearing pursuant to Sec. 7-22-2110, MCA.

The Madison County Weed Board considers the Subdivision Weed Management Plan process a positive means of continuing awareness and education of the need for landowners to be knowledgeable and responsible to their noxious weed problems and the Board's desire to persist with the effective management of the State and County declared noxious weeds, as is stated in the Montana-County Noxious Weed Control Act.

APPENDIX T. DECLARATION OF RIGHT TO FARM, DECLARATION OF EMERGENCY SERVICES INFORMATION

_____ of
(Owner Names)

(Address)

"Owners" are the owners of the property situated in Madison County, Montana, more particularly described as: _____

(Name of subdivision)

RIGHT-TO-FARM

Owners hereby declare that this property shall be held, sold, and conveyed subject to the following acknowledgments, waivers, restrictions, and conditions:

This property is situated in an agricultural area and may be subject to conditions resulting from commercial agricultural operations on adjacent land. Such operations may include: cultivation, harvesting, and storage of crops; livestock raising; application of chemicals; operation of machinery; application of irrigation water; and other accepted and customary agricultural activities conducted in accordance with federal and state law.

Such activities ordinarily and necessarily produce noise, dust, smoke, odor, and other conditions that may conflict with residential purposes. Grantees shall have no common law rights to object to normal and necessary agricultural management activities legally conducted on adjacent land which may conflict with use of the property for residential purposes. Grantees are specifically subject to 27-30-101, MCA.

Adjacent property owners shall have no ingress or egress upon or across this property by virtue of this Declaration, and nothing herein shall prohibit or otherwise restrict the enforcement of statutes or regulations of governmental agencies for activities conducted on adjacent property.

These acknowledgments, waivers, restrictions, and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title, or interest in the described property or any part thereof, and shall inure to the benefit of and be binding upon each successor in interest of the owners thereof.

EMERGENCY SERVICES INFORMATION

At the time of final plat filing, emergency service providers and their estimated response times under good weather conditions are:

AGENCY	RESPONSE TIME
Fire	
Ambulance	
Law Enforcement	

NOTE: In bad weather, access may be difficult or nonexistent.

In accordance with Madison County Ordinance 1-93, the road providing primary access to this subdivision is closed to vehicle traffic other than snowmobiles from December 1st of each year to April 15th of the following calendar year.

☐ Applicable ☐ Not Applicable

IN WITNESS WHEREOF, the Owners have caused this instrument to be made and executed this ____ day of _____, 20 ____.

Owner

Owner

STATE OF MONTANA
County of Madison

On this ____ day of _____, 20 ____, before me personally appeared _____, known to me to be the persons whose names are subscribed to within this instrument and who acknowledge to me that they executed the same.

Notary Public for State of Montana
Residing at _____
My Commission expires _____

APPENDIX U. VARIANCE APPLICATION FORM

1. Project Name _____
2. Landowner Information _____
Name: _____
Address: _____
Telephone: _____
Signature: _____ Date: _____
3. Describe the requested variance. _____

4. Describe how the requested variance meets each of the following criteria
(Attach additional pages as needed):
 - a. The variance will not be detrimental to the public health, safety, or general welfare, or injurious to other adjoining properties.
 - b. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of these regulations is enforced.
 - c. The variance will not cause a substantial increase in public costs.
 - d. The variance will not in any manner place the proposed subdivision in non-conformance with any adopted zoning regulations or in substantial non-compliance with the Madison County Comprehensive Plan.
5. As appropriate, discuss whether or not the variance is a part of an innovative development proposal which does not circumvent the purpose of the Madison County Subdivision Regulations.
6. Provide names and addresses of all adjoining property owners. Provide documentation that written notification of the variance request has been provided to them, plus any existing property owners association potentially affected by the project as determined by the planner.

APPENDIX V. REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Madison County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act. You will be notified of the Evasion Review Board's decision within 20 working days of submittal of a complete application to the Madison County Clerk and Recorder's Office.

Part One. Applicant Information

Landowner(s)

Name _____

Address _____

Telephone Number(s) _____

Signature(s) _____

Date _____

Landowner Representative

Name _____

Address _____

Telephone Number(s) _____

Signature _____

Date _____

Part Two. Legal Description

Part Three. Basis for Exemption Request

What exemption is being claimed, and what is the basis for your exemption claim?

Part Four. Supporting Information

Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required.

APPENDIX W. EVASION REVIEW CHECKLIST

COS or Subdivision Plat Name: _____

Type of Exemption Requested: _____

Date of Review by Evasion Review Board: _____

_____ Meeting was duly noticed.

_____ Applicant was notified in advance of the meeting.

Determination, based on attached review:

_____ Approve

_____ Deny

_____ Submittal is incomplete or inaccurate. Return to applicant for revision.

Comments: _____

Signatures of Evasion Review Board Members:

To be filled out by Madison County Clerk and Recorder:

_____ Date of Notification of Applicant.

Clerk and Recorder

Date

CHECKLIST QUESTIONS		Yes	No
General Criteria:			
A.	Has the applicant engaged in prior exempt transactions involving the tract?		
B.	The proposed use of this exemption should not have the effect of creating the equivalent of a subdivision without the benefit of local review (That is, the use of this exemption would produce a development <u>pattern</u> , where there are three or more parcels less than 160 acres in size with common covenants and facilities). Does this describe what's happening?		
Specific Criteria, Use for Family Conveyance:			
A.	The recipient of the proposed family conveyance must be a member of the landowner's immediate family (e.g., spouse, child by blood or adoption, or parent).		
B.	This must be the first conveyance of land in Madison County that this family member has received.		
C.	The COS must show the name of the grantee, the grantee's relationship to the landowner, the parcel to be conveyed under this exemption, and the landowner's certification of compliance.		
D.	The COS must be accompanied by the deed or other conveying document.		
E.	The proposed use of this exemption must not divide tracts of land that are under an overall development plan exhibiting such characteristics as common roads, utility easements, restrictive covenants, open spaces, a common marketing or promotional scheme, or other similar characteristics.		
F.	The proposed use of this exemption must not create more than one remaining parcel of less than 160 acres.		
G.	The proposed use of this exemption must not divide a tract that was created through use of an exemption.		
Specific Criteria, Use for Agriculture:			
The parties to the proposed transaction must have entered into a notarized covenant running with the land and revocable only by mutual consent of the governing body and the landowner, that:			
1. The divided land will be used exclusively for the raising of crops or livestock or for the preservation of open space; and			

	Yes	No
2. No residential, commercial or industrial buildings will be built upon it (including facilities for the commercial processing of agricultural products).		
Specific Criteria, Relocation of Common Boundary:		
A. The COS must clearly distinguish between the existing and proposed new boundary, by using a dashed line to show the existing boundary.		
B. The landowner's certification must appear on the face of the COS.		
C. Where the proposed boundary relocation will affect more than one set of landowners, the COS must be accompanied by a quit claim deed from the adjoining property owner(s) for the newly described parcel(s).		
D. The proposed boundary relocation must not result in the permanent creation of an additional parcel of land.		
Specific Criteria, Division to Provide Security for a Construction Mortgage, Lien or Trust Indenture:		
A. The COS must be accompanied by: <ul style="list-style-type: none"> 1. A signed letter from the lender certifying that the creation of the exempted parcel is necessary to secure a construction loan for buildings or other improvements on that parcel. 2. The deed, trust indenture or mortgage for the exempt parcel (which states that the tract of land is being created only to secure a construction mortgage, lien or trust indenture). 3. A statement explaining who will have title to and possession of the balance of the original parcel after title to the exempted parcel is conveyed. The person named in such statement must be the borrower of funds for construction. 		
B. The financing must clearly be for construction on the parcel proposed for exemption.		
C. There must be no more than one new parcel created as a result of the proposed use of this exemption.		

APPENDIX X. SAMPLE AGRICULTURAL COVENANT

The undersigned, being the SELLER(S) and PURCHASER(S), respectively of the land described as follows:

(DESCRIPTION)

Hereby covenant and agree that the said lands will be used exclusively for agricultural purposes, and any change in use of said lands for other than agricultural purposes shall be only by mutual consent of the owners of said lands and the governing body of the County of Madison and such other authority as may control sanitary facilities on said lands.

This covenant shall be binding on the parties signatory hereto and their successors in interest in the lands described. Dated this the ____ day of _____, _____.

SELLER(S)

PURCHASER(S)

STATE OF _____)
)ss
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned Notary Public, personally appeared the above signors, known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me they executed the same.

Notary Public for the State of _____
Residing at _____
My Commission expires _____, _____

APPENDIX Y.

**REQUEST FORM TO LIFT AN AGRICULTURAL
EXEMPTION**

PART I. Landowner Information

Name _____

Address _____

Telephone _____ Date of Request _____

Signature: _____

PART II. Property Information

Location/Legal Description _____

Date of Agricultural Exemption Approval _____

Exemption Filing Information (Book, Page) _____

PART III. Please describe your reason for requesting the agricultural exemption be lifted. Note: In order to have your agricultural exemption lifted, you must go through the subdivision process and have the parcel created as a subdivided lot.

PART IV. Governing Body Decision

This request is hereby:

☐ **Approved.**

☐ **Denied.**

Reason: _____

Signature of Board of County Commission Chairperson

Date

APPENDIX Z.

ENCROACHMENT (ACCESS) PERMIT APPLICATION MADISON COUNTY, MONTANA

NAME OF APPLICANT _____

LEGAL DESCRIPTION OF LAND SERVED BY ACCESS:

APPROXIMATE LOCATION OF ACCESS:

ESTIMATED CONSTRUCTION DATE:

OWNER AND PERMITTEE SIGNATURE: _____

STATE OF MONTANA
County of Madison

Subscribed and sworn to on this ____ day of _____, 199__ before me personally appeared
_____.

(Notary Seal)

Notary Public
Residing at:
My Commission Expires: _____

ENCROACHMENT PERMIT

A permit is hereby granted for construction and maintenance of an access in the county road situated as above-described for the purpose of access from the traveled portion of said road to serve the lands above indicated.

The access must be constructed according to requirements of installation of the encroachment as follows:

This permit is granted subject to Madison County Ordinance 3-80 and all the terms and conditions thereof. The permit shall be deemed a revocable license and the terms of this permit and said ordinance shall be binding of all owners of land above described at present or in the future.

Madison County

By: _____
Madison County Commissioner

STATE OF MONTANA
County of Madison

Subscribed and sworn to on this ____ day of _____, 199__ before me personally appeared
_____.

(Notary Seal)

Notary Public
Residing at:
My Commission Expires: _____

****FILING INFORMATION:** Send the completed permit to the Madison County Clerk and Recorder, PO Box 366, Virginia City, MT 59755 with a filing fee of \$6.00 per page.

APPENDIX AA.

OTHER SAMPLE DOCUMENTS AND GUIDELINES TO ASSIST WITH FILING OF SURVEYS AND PLATS

1. Certification/Signature Blocks
 2. Uniform Standards for Monumentation, Certificates of Survey, and Final Subdivision Plats (by Montana Department of Commerce)
-

Certificate of Dedication — Final Plat

(I) (We), the undersigned property owner(s), do hereby certify that (I) (We) have caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, as shown by the plat hereto annexed, the following described land in (City and County if in Unincorporated Area), to-wit:

(Exterior boundary description of area contained in plat and total acreage)

The above described tract of land is to be known and designated as (Name of Subdivision), and the local governing body will not be required to improve or maintain any private road within or providing access to the subdivision. The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, television, water or sewer service to the public, the right to joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

Dated this _____ day of _____, 20_____.

(Acknowledged and notarized signatures of all record owners of platted property)

Certificate of County Treasurer

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that no real property taxes or special assessments assessed and levied on the land described below and encompassed by the (Name of Subdivision) are delinquent:

(legal description of land)

Dated this ____ day of _____, 20__.

(seal)

(Signature of County Treasurer) Treasurer,
Madison County, Montana

Certificate of Final Plat Approval -- County

The County Commission of Madison County, Montana does hereby certify that it has examined this subdivision plat and having found the same to conform to law, approves it, this ____ day of _____, 20__.

(Signatures of Commissioners)

ATTEST: (Signature of Clerk and Recorder)
Madison County, Montana

(Seal of County)

[If land is being dedicated to the public, this certification should reflect the fact that the County Commission "...hereby accepts the dedication to public use of any and all lands shown on this plat as being dedicated to such use...]

Certificate of Filing by Clerk and Recorder

STATE OF MONTANA)

)

County of Madison)

Filed for record this ____ day of _____, 20__, at ____ o'clock.

(Signature of Clerk and Recorder)
County Clerk and Recorder, Madison County, Montana

Certificate of Surveyor – Final Plat

STATE OF MONTANA)
)
County of Madison)

(I), (Name of Surveyor), a registered Land Surveyor, do certify that I have performed the survey shown on the attached plat of (Name of Subdivision); that such survey was made on (Date of Survey); that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this ____ day of _____, 20____.

(Seal)

(Signature of Surveyor)

Registration No. ____

(Address)

Certificate of Completion of Subdivision Improvements Agreement

(To be submitted with application for approval of final subdivision plat)

Certificate of Completion

I, (Name of Subdivider), and I, (Name of Subdivider's Registered Engineer), a registered Professional Engineer licensed to practice in the State of Montana, hereby certify that the following subdivision improvements, required as a condition of approval of (Name of Subdivision), have been installed in conformance with the attached engineering specifications and plans: (List the improvements actually installed)

Signature of Subdivider

Date

Signature of Professional Engineer

Date

Registration No. _____

Address

(Engineers Seal)

Certificate of Examining Land Surveyor Where Required -- Final Plat

I, (Name of Examining Land Surveyor), acting as an Examining Land Surveyor for Madison County, Montana, do hereby certify that I have examined the final plat of (Name of Subdivision) and find that the survey data shown thereon meet the conditions set forth by or pursuant to Title 76, Chapter 3, Part 4, MCA.

Dated this ____ day of _____, 20__.

(Signature)
(Name of Surveyor)
Registration No. ____
(Address)

**Certificate of Waiver of Park Land Dedication
and Acceptance of Cash-in-Lieu Thereof**

I, (Name of County Clerk and Recorder) of Madison County, do certify that the following order was made by the Commission of Madison County at a meeting thereof held on the ____ day of _____, 20__, and entered into the proceedings of said Body, to-wit: "Inasmuch as the dedication of park land within the platted area of (Name of Subdivision) is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the Board of Madison County Commissioners that land dedication for park purposes be waived and that cash in lieu of park land be provided in accordance with Title 76, Chapter 3, MCA."

In witness whereof, I have hereunto affixed the seal of Madison County, Montana this ____ day of _____, 20__.

(Seal)

(Signature of Clerk)

Consent to Dedication by Encumbrancers, If Any

(I), (We), the undersigned encumbrancer(s), do hereby join in and consent to the attached plat and release (my) (our) respective liens, claims and encumbrances as to any portion of said lands shown on such plat as being dedicated to the use of the public forever.

Dated this ____ day of _____, 20__.

(Acknowledged and notarized signatures of all encumbrancers of record)

**UNIFORM STANDARDS FOR MONUMENTATION,
CERTIFICATES OF SURVEY, AND FINAL SUBDIVISION PLATS**

Montana Department of Commerce
Local Government Assistance Division
(Effective February 10, 2000)

8.94.3001 UNIFORM STANDARDS FOR MONUMENTATION (1) The following standards govern the monumentation of land surveys:

(a) The terms "monument" and "permanent monument" as used in these regulations mean any structure of masonry, metal or other permanent, durable, material placed in the ground, which is exclusively identifiable as a monument to a survey point, expressly placed for surveying reference.

(b) All metal monuments must be at least one-half inch in diameter and 18 inches in length with a cap not less than 1 inch in diameter marked in a permanent manner with the license number of the surveyor in charge of the survey and either the name of the surveyor or the company employing the surveyor. Metal monuments marking a public land survey corner as described in 70-22-101, MCA, must be at least 24 inches long and 5/8 inch in diameter with an appropriately stamped metal cap at least 2 inches in diameter. A monument marking a public land survey corner may also consist of a cap as described in this subsection set firmly in concrete.

(c) Before a subdivision plat or certificate of survey may be filed for record the surveyor shall confirm the location of as many monuments as, in the surveyor's professional judgment, are necessary to reasonably assure the perpetuation of any corner or boundary established by the survey and to enable other surveyors to reestablish those corners and boundaries and retrace the survey. The surveyor shall clearly identify on the face of the plat or certificate of survey all monuments pertinent to the survey, and the descriptions of these monuments must be sufficient to identify the monuments.

(d) The surveyor shall set all monuments prior to the filing of a plat or certificate of survey except those monuments that will be disturbed by the installation of improvements or that, because of severe weather conditions, may, in the surveyor's judgement, be more appropriately and accurately set after the weather has improved. In these two circumstances the surveyor may set monuments after the survey document is filed if the surveyor certifies on the survey document that the monuments will be set by a specified date. The surveyor shall set monuments the placement of which has been deferred because of severe weather conditions within 240 days of the date on which the survey document was filed.

(i) If during the later monumentation of the corners of a plat or certificate of survey that were not monumented before the plat or certificate was filed, the surveyor finds that it is necessary to set a reference monument to a corner, the surveyor shall prepare and file an amended certificate of survey or subdivision plat.

(ii) The failure of the surveyor to set the monuments by the date certified on the record of survey will be deemed a violation of these rules.

(e) The surveyor shall set monuments at the following locations:

(i) At each corner and angle point of all lots, blocks and parcels of land created by the

survey.

(ii) At every point of intersection of the outer boundary of a subdivision with an existing road right-of-way line of record or a road right-of-way line created by the survey.

(iii) At every point of curve, point of tangency, point of reversed curve, point of compounded curve, and point of intersection on each road right-of-way line created by the survey.

(iv) At the intersection of a boundary line and a meander line. Meander line angle points need not otherwise be monumented.

(f) If the placement of a required monument at its proper location is physically impractical, the surveyor may set a reference or witness monument. This monument has the same status as other monuments of record if its location is properly shown. If the surveyor relies upon any existing monument in conducting a survey, he or she shall confirm the location of the monument and show and describe it on the resulting certificate of survey or subdivision plat.

8.94.3002 UNIFORM STANDARDS FOR CERTIFICATES OF SURVEY (1) A certificate of survey may not be filed by a county clerk and recorder unless it complies with the following requirements:

(a) A certificate of survey must be legibly drawn with permanent ink or printed or reproduced by a process guaranteeing a permanent record and must be 18 inches by 24 inches, or 24 inches by 36 inches, overall to include a 1 ½ inch margin on the binding side.

(b) One signed copy on cloth-backed material or on 3 mil or heavier matte stable-base polyester film or equivalent and one signed reproducible copy on a stable-base polyester film or equivalent must be submitted.

(c) If more than one sheet must be used to adequately depict the land surveyed, each sheet must show the number of that sheet and the total number of sheets included. All certifications must be placed or referred to on one sheet.

(d) A certificate of survey must show or contain on its face or on separate sheets referred to on its face the following information. The surveyor may, at his or her discretion, provide additional information regarding the survey.

(i) A title or title block including the quarter-section, section, township, range, principal meridian, county, and, if applicable, city or town in which the surveyed land is located. Except as provided in (1) (f) (v), a certificate of survey must not bear the title "plat," "subdivision," or any title other than "Certificate of Survey."

(ii) The name(s) of the person(s) who commissioned the survey and the names of any adjoining platted subdivisions and the numbers of any adjoining certificates of survey previously filed.

(iii) The date the survey was completed and a brief explanation of why the certificate of survey was prepared, such as to create a new parcel, retrace a section line, or retrace an existing parcel of land.

(iv) A north arrow.

(v) A scale bar. (The scale must be sufficient to legibly represent the required information and data.)

(vi) The location of, and other information relating to, all monuments found, set, reset, replaced, or removed as required by 8.94.3001 (1) (c).

(A) If additional monuments are to be set after the certificate of survey is filed, these monuments must be shown by a distinct symbol, and the certificate of survey must bear a certification by the surveyor as to the reason the monuments have not been set and the date by which they will be set.

(B) All monuments found during retracements that influenced the position of any corner or boundary indicated on the certificate of survey must be clearly shown as required by 8.94.3001 (1) (c).

(vii) The location of any section corners or corners of divisions of sections the surveyor deems to be pertinent to the survey.

(viii) Witness and reference monuments and basis of bearings. For purposes of this rule the term "basis of bearings" means the surveyor's statement as to the origin of the bearings shown in the certificate of survey. The basis of bearings may refer to a particular line between monumented points in a previously filed survey document. If the certificate of survey shows true bearings, the basis of bearings must describe the method by which these true bearings were determined.

(ix) The bearings, distances, and curve data of all boundary lines. If the parcel surveyed is bounded by an irregular shoreline or a body of water, the bearings and distances of a meander traverse generally paralleling the riparian boundary must be given.

(A) The courses along a meander line are shown solely to provide a basis for calculating the acreage of a parcel that has one or more riparian boundaries as the parcel existed at the time of survey.

(B) For purposes of this rule a line that indicates a fixed boundary of a parcel is not a "meander" or "meander line" and may not be designated as one.

(x) Data on all curves sufficient to enable the reestablishment of the curves on the ground. For circular curves these data must at least include radius and arc length. For non-tangent curves, which must be so labeled, the certificate of survey must include the bearings of radial lines or chord length and bearing.

(xi) Lengths of all lines shown to at least tenths of a foot, and all angles and bearings shown to at least the nearest minute. Distance measurements must be stated in English units, but their metric equivalents, shown to the nearest hundredth of a meter, may be noted parenthetically.

(xii) A narrative legal description of the parcel surveyed as follows:

(A) If the parcel surveyed is either an aliquot part of a U.S. Government section or a U.S. government lot, the information required by this paragraph is the aliquot or government lot description of the parcel.

(B) If the survey depicts the retracement or division of a parcel or lot that is shown on a filed certificate of survey or subdivision plat, the information required by this paragraph is the number or name of the certificate of survey or plat and the parcel or lot number of the parcel surveyed.

(C) If the parcel surveyed does not fall within subparagraphs (i) or (ii), above, the information required by this paragraph is the metes-and-bounds description of the perimeter

boundary of the parcel surveyed.

(D) If the certificate of survey establishes the boundary of a parcel containing one or more interior parcels, the information required by this paragraph is the legal description of the encompassing parcel.

(E) The requirement of this rule does not apply to certificates of survey that depict a partial retracement of the boundaries of an existing parcel or establish the location of lines or corners that control the location of an existing parcel.

(xiii) Except as provided by subsection (6)(d) of this rule, all parcels created by the survey, designated by number or letter, and the dimensions and area of each parcel. (excepted parcels must be marked "Not included in this survey.") If a parcel created by the survey is identifiable as a 1/32 or larger aliquot part of a U.S. Government section or as a U.S. Government lot, it may be designated by number or letter or by its aliquot part or government lot identification.

(xiv) The location of any easement that will be created by reference to the certificate of survey.

(xv) The dated signature and the seal of the surveyor responsible for the survey. The affixing of this seal constitutes a certification by the surveyor that the certificate of survey has been prepared in conformance with the Montana Subdivision and Platting Act (sections 76-3-101 through 76-3-625, MCA) and the regulations adopted under that Act.

(xvi) A memorandum of any oaths administered under 76-3-405, MCA.

(xvii) Space for the county clerk and recorder's filing information.

(e) Certificates of survey that do not represent a division of land, such as those depicting the retracement of an existing parcel and those prepared for informational purposes, must bear a statement as to their purpose and must meet applicable requirements of this rule for form and content.

(f) Procedures for divisions of land exempted from public review as subdivisions. Certificates of survey for divisions of land meeting the criteria set out in 76-3-207, MCA, must meet the following requirements:

(i) A certificate of survey of a division of land that would otherwise be a subdivision but that is exempted from subdivision review under section 76-3-207, MCA, may not be filed by the county clerk and recorder unless it bears the acknowledged certificate of the property owner stating that the division of land is exempt from review as a subdivision and citing the applicable exemption.

(ii) If the exemption relied upon requires that the property owner enter into a covenant running with the land, the certificate of survey may not be filed unless it bears a signed and acknowledged recitation of the covenant.

(iii) If a certificate of survey invokes the exemption for gifts and sales to members of the landowner's immediate family, the certificate must indicate the name of the proposed grantee, the relationship of the grantee to the landowner, and the parcel to be conveyed to the grantee.

(iv) If a certificate of survey invokes the exemption for the relocation of common boundary lines:

(A) The certificate of survey must bear the signatures of all landowners whose parcels will be altered by the proposed relocation. The certificate of survey must show that the exemption

was used only to change the location of or eliminate a boundary line dividing two or more parcels, and must clearly distinguish the prior boundary location (shown, for example, by a dashed or broken line or a notation) from the new boundary (shown, for example, by a solid line or notation).

(B) The certificate of survey must show the boundaries of the area that is being removed from one parcel and joined with another parcel. The certificate of survey may, but is not required to, establish the exterior boundaries of the resulting parcels. However, the certificate of survey must show portions of the existing unchanged boundaries sufficient to clearly identify both the location and the extent of the boundary relocation.

(C) If a boundary line will be completely eliminated, the certificate must establish the boundary of the resulting parcel.

(v) A survey document that modifies lots in a platted and filed subdivision and invokes an exemption from subdivision review under section 76-3-201 or 76-3-207(1)(d) or (e), MCA, must be entitled "amended plat of the (name of subdivision)," but for all other purposes is to be regarded as a certificate of survey. The document must contain a statement signed by the property owner that approval of the local government body is not required and citing the applicable exemption.

(vi) If the certificate of survey invokes an exemption from subdivision review under 76-3-207, MCA, the certificate of survey must bear, or be accompanied by, a certification by the county treasurer that all taxes and special assessments assessed and levied on the surveyed land have been paid.

(vii) For purposes of this subsection (1)(f), when the parcel of land for which an exemption from subdivision review is claimed is being conveyed under a contract-for-deed, the terms "property owner" "landowner" and "owner" mean the seller of the parcel under the contract-for-deed.

(g) Procedures for filing certificates of survey of divisions of land entirely exempted from the requirements of the Act. The divisions of land described in sections 76-3-201, 76-3-205, and 76-3-209, MCA, and divisions of federally owned land made by a United States Government agency are not required to be surveyed, nor must a certificate of survey or subdivision plat showing these divisions be filed with the clerk and recorder. A certificate of survey of one of these divisions may, however, be filed with the clerk and recorder if the certificate of survey meets the requirements for form and content for certificates of survey contained in this rule and bears a certificate of the surveyor performing the survey citing the applicable exemption from the Act or, when applicable, that the land surveyed is owned by the federal government.

8.94.3003 UNIFORM STANDARDS FOR FINAL SUBDIVISION PLATS (1) A final subdivision plat may not be approved by the governing body or filed by the county clerk and recorder unless it complies with the following requirements:

(a) Final subdivision plats must be legibly drawn with permanent ink or printed or reproduced by a process guaranteeing a permanent record and must be 18 inches by 24 inches or 24 inches by 36 inches overall to include a 1 ½ inch margin on the binding side.

(b) One signed copy on cloth-backed material or on 3 mil or heavier matte stable-base polyester film or equivalent and one signed reproducible copy on a stable-base polyester film or equivalent must be submitted.

(c) If more than one sheet must be used to adequately depict the land subdivided, each

sheet must show the number of that sheet and the total number of sheets included. All certifications must be placed or referred to on one sheet.

(d) A survey that modifies a filed subdivision plat must be entitled "amended plat of (lot, block, and name of subdivision being amended)," and unless it is exempt from subdivision review by section 76-3-201 or 76-3-207(1)(d) or (e), may not be filed with the county clerk and recorder unless it meets the filing requirements for final subdivision plats specified in this rule.

(2) A final plat submitted for approval must show or contain, on its face or on separate sheets referred to on the plat, the following information. The surveyor may, at his or her discretion, provide additional information regarding the survey.

(a) A title or title block indicating the quarter-section, section, township, range, principal meridian, county, and, if applicable, city or town in which the subdivision is located. The title of the plat must contain the words "plat" and either "subdivision" or "addition".

(b) The name of the person(s) who commissioned the survey and the name(s) of the owner of the land to be subdivided if other than the person(s) commissioning the survey, the names of any adjoining platted subdivisions, and the numbers of any adjoining certificates of survey previously filed.

(c) A north arrow.

(d) A scale bar. (The scale must be sufficient to legibly represent the required information and data on the plat.)

(e) The location of, and other information relating to, all monuments found, set, reset, replaced, or removed as required by ARM 8.94.3001 (1) (c).

(i) If additional monuments are to be set after the plat is filed, the location of these monuments must be shown by a distinct symbol, and the plat must bear a certification by the surveyor as to the reason the monuments have not been set and the date by which they will be set.

(ii) All monuments found during retracements that influenced the positions of any corner or boundary indicated on the plat must be clearly shown as required by ARM 8.94.3001 (1) (c).

(f) The location of any section corners or corners of divisions of sections pertinent to the survey.

(g) Witness and reference monuments and basis of bearings. For purposes of this rule the term "basis of bearings" means the surveyor's statement as to the origin of the bearings shown on the plat. The basis of bearings may refer to a particular line between monumented points in a previously filed survey document. If the plat shows true bearings, the basis of bearings must describe the method by which these true bearings were determined.

(h) The bearings, distances, and curve data of all boundary lines. If the subdivision is bounded by an irregular shoreline or body of water that is a riparian boundary, the bearings and distances of a meander traverse generally paralleling the riparian boundary must be given.

(i) The courses along a meander line are shown solely to provide a basis for calculating the acreage of a parcel with one or more riparian boundaries as the parcel existed at the time of survey.

(ii) For purposes of these regulations a line that indicates a fixed boundary of a parcel is not a "meander" or "meander line" and may not be designated as one.

(i) Data on all curves sufficient to enable the reestablishment of the curves on the ground. For circular curves these data must at least include radius and arc length. For non-tangent curves, which must be so labeled, the plat must include the bearings of radial lines or chord length and bearing.

(j) Lengths of all lines shown to at least tenths of a foot, and all angles and bearings shown to at least the nearest minute. Distance measurements must be stated in English units, but their metric equivalents, shown to the nearest hundredth of a meter, may be noted parenthetically.

(k) The location of any section corners or corners of divisions of sections the surveyor deems to be pertinent to the survey of the subdivision.

(l) All lots and blocks in the subdivision, designated by number, the dimensions of each lot and block, the area of each lot, and the total acreage of all lots. (Excepted parcels must be marked "Not included in this subdivision" or "Not included in this plat," as appropriate, and the bearings and lengths of these excepted boundaries must be shown.)

(m) All streets, alleys, avenues, roads, and highways; their widths (if ascertainable from public records), bearings, and area; the width and purpose of all road rights-of-way and all other easements that will be created by the filing of the plat; and the names of all streets, roads, and highways.

(n) The location, dimensions, and areas of all parks, common areas, and other grounds dedicated for public use.

(o) The total acreage of the subdivision.

(p) A narrative legal description of the subdivision as follows:

(i) If the parcel being subdivided is either an aliquot part of a U.S. Government section or a U.S. government lot, the information required by this paragraph is the aliquot description of the parcel.

(ii) If the plat depicts the division of a parcel or lot that is shown on a filed certificate of survey or subdivision plat, the information required by this paragraph is the number or name of the certificate of survey or plat and the number of the parcel or lot affected by the survey.

(iii) If the parcel surveyed does not fall within subparagraphs (i) or (ii), above, the information required by this paragraph is the metes-and-bounds description of the perimeter boundary of the subdivision.

(iv) If the plat establishes the boundaries of a subdivision containing one or more interior parcels, the information required by this paragraph is the legal description of the perimeter boundary of the subdivision.

(q) The dated signature and the seal of the surveyor responsible for the survey. The affixing of this seal constitutes a certification by the surveyor that the final plat has been prepared in conformance with the Montana Subdivision and Platting Act (76-3-101 through 76-3-625, MCA) and the regulations adopted under that Act.

(r) A memorandum of any oaths administered under 76-3-405, MCA.

(s) The dated, signed, and acknowledged consent to the subdivision of the owner of the land being subdivided. For purposes of this rule when the parcel of land proposed for subdivision is being conveyed under a contract-for-deed, the terms "owner" and "owner of the land" refers to the seller under the contract-for-deed.

(t) Certification by the governing body that the final subdivision plat is approved.

(u) Space for the clerk and recorder's filing information.

(3) The following documents must appear on the face of or accompany the approved final plat when it is presented to the county clerk and recorder for filing:

(a) If applicable, the owner's certificate of dedication of streets, parks, playgrounds, easements, or other public improvements.

(b) If applicable, a certificate of the governing body expressly accepting any dedicated

land, easements, or improvements. An acceptance of a dedication is ineffective without this certification.

(c) A certificate of a title abstractor showing the names of the owners of record of the land to be subdivided and the names of any lien holders or claimants of record against the land and the written consent to the subdivision by the owners of the land, if other than the subdivider, and any lien holders or claimants of record against the land.

(d) Copies of any covenants or deed restrictions relating to the subdivision.

(e) If applicable, a certificate from the state department of environmental quality stating that it has approved the plans and specifications for water supply and sanitary facilities.

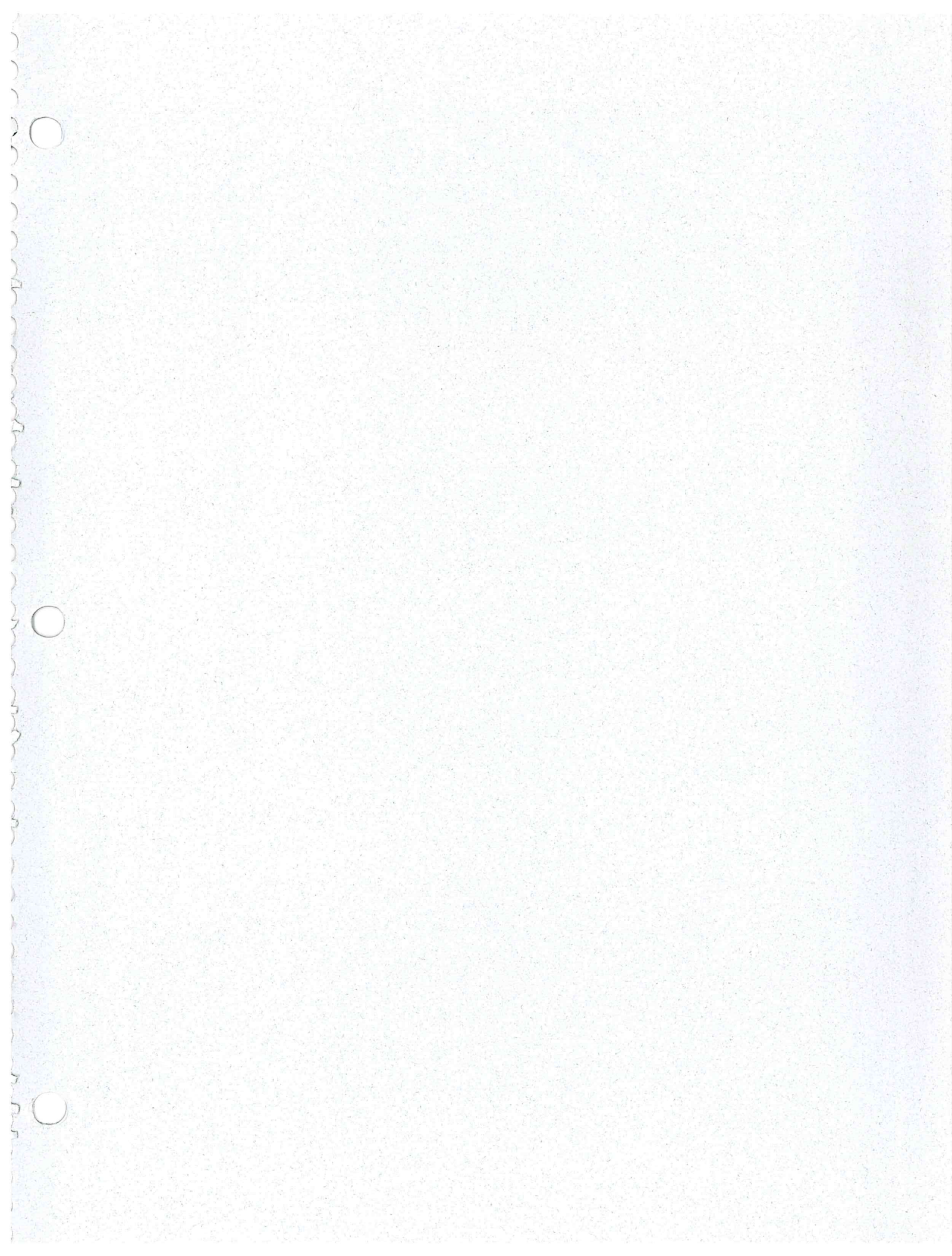
(f) A certificate from the subdivider indicating which required public improvements have been installed and a copy of any subdivision improvements agreement securing the future construction of any additional public improvement to be installed.

(g) Unless otherwise provided by local subdivision regulations, copies of final plans, profiles, grades, and specifications for improvements, including a complete grading and drainage plan, with the certification of a registered professional engineer that all required improvements which have been installed are in conformance with the attached plans. Local subdivision regulations may authorize the subdivider, under conditions satisfactory to the governing body, to prepare these plans and specifications after the final plat has been filed or file them with a government official other than the county clerk and recorder, or both.

(h) If applicable, the certificate of the examining land surveyor.

(i) If a street created by the plat will intersect with a state highway, a copy of the state highway access or encroachment permit.

(j) The certification of the county treasurer that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.



**Madison County Planning Board
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